

SCOTTSDALE CITY COUNCIL REPORT



MEETING DATE: March 17, 2003

ITEM NO. 7 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

McDowell Mountain Ranch Park & Aquatic Center

REQUEST

Request to approve a revised Municipal Use Master Site Plan for 17+/- acres of a 40+/- acre site located at the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road.

20-UP-1994#2

The proposed plan contemplates park uses including aquatic, playground and skate facilities along with restrooms and parking facilities.

Related Policies, References:

Intergovernmental Agreement, Zoning History, General Plan

OWNER/APPLICANT

City of Scottsdale

LOCATION

The southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road

APPLICANT CONTACTS

Bill Exham, Community Services
General Manager, 480-312-2377
Brad Wisler, Project Manager,
480-312-7626

CITY STAFF

A team approach was used with Community Services, Planning and Development, Transportation, Capital Project Management, and Police.

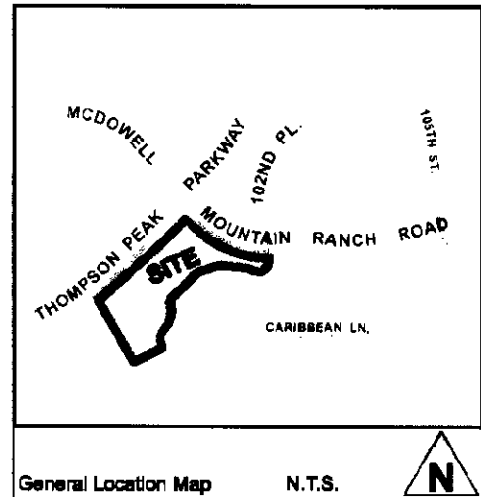
BACKGROUND

Parks and Recreation Commission.

At the November 6, 2002 Parks and Recreation Commission hearing, the Parks and Recreation Commission recommended to the City Council approval of Option B (Option B is a site plan which includes an aquatic center within the McDowell Mountain Ranch Park). The Commission also encouraged continued community involvement in the discussions regarding the loop road under Thompson Peak Parkway. In their discussion to recommend approval, the Parks Commission felt that the 40 to 50% open space created by the proposed plan, the 1,100 foot buffer to the residences, and the scaled back size of the facilities were acceptable.

Year 2000 General Obligation Bonds.

In September 2000, the voters of Scottsdale approved bonding funds for



recreational facilities. Funding of \$10.7 million is available for this facility.

Development Activity.

The Desert Canyon Elementary and Middle Schools, softball fields/soccer fields, and parking were completed and middle school opened in August 1996. The lighting for soccer fields were constructed in 1998 and then the restroom/concession building, play fields, additional lighting, and parking for the park were constructed in 1999.

1995 Intergovernmental Agreement.

In 1995 an Intergovernmental Agreement was executed between the City of Scottsdale and the Scottsdale Unified School District to jointly develop a 75-acre site, including this subject park site. The School District is obligated and has completed its obligation to construct phase 1 and 2 improvements including interior access roads, the school and playground, parking for the school, first phase of library, and multi-use ball fields.

The City's obligation includes the restroom concession building in phase 1 and the aquatic center/park, trailhead/trail system, and phase 2 of the library. The City is obligated to construct its elements of phase 1 while the City's phase 2 elements are optional. The Intergovernmental Agreement states, "It is the intent of both parties to construct the optional facilities as depicted". In the event that the City does not implement the phase 2 optional improvements, the City must consult with the school district. Those elements already constructed by the City include the trailhead parking and associated trail system (phase 2), as well as the restroom concession building (phase 1). The remaining City obligations include phase 2 of the library and the aquatic center/park.

1994 Approved Municipal Use Master Site Plan and Design Review

Case 20-UP-1994 was approved by the City Council on October 10, 1994. Also, in 1994 the Development Review Board approved 77-DR-1994 for the same site, including site plan and elevations. Case 20-UP-1994#2 applies to the west portion of the site only.

The overall phased project proposed construction of the first phase with the elementary and middle schools, Phase 1 of the Arabian library with Citizens Service Center, 3 lighted soccer fields, and 2 lighted baseball fields, parking, and restroom concession building. Subsequent phased development included the aquatic center, additional library space, fitness center, soccer fields and picnic areas.

In the 1994 Design Review, the location of the aquatic center was at the northwest corner of the site and the fitness center was to be attached to the Middle School gymnasium. The specific elevation, floor plan, and pool plans were not identified for the aquatic center because those specifics were to occur in a later phase. (See Project Info & Maps Tab)

Zoning.

Whenever a zoning district allows a municipal use such as this park use, and if the parcel size is greater than one acre, a Municipal Use Master Site Plan approval is required prior to Development Review Board approval. The site is

zoned Open Space District Environmentally Sensitive Lands (OS ESL). The OS zoning district allows for recreational uses including municipal uses. The ESL zoning district is an overlay district that is structured to protect environmentally sensitive lands and preserve natural areas.

The original zoning for the McDowell Mountain Ranch development in 1992 designated this general area as a municipal park. The development plan for McDowell Mountain Ranch anticipated 4,475 residential units including single family residences, town homes, and multi-family communities which would use this park and the park was intended to be available for the remainder of the community as well.

General Plan.

The General Plan *Land Use Element* designates the north portion of the site for Cultural/Institutional or Public Use that could include a variety of public and private facilities. The south portion of the property is designated Developed Open Space (Parks). This category includes public or private recreation areas such as golf courses and city parks. An example of an area with Developed Open Space designation is the Indian Bend Wash.

The *Open Space and Recreation Element* recommends dispersion of recreational facilities throughout the City. Projected population bases are used to determine future park needs and locations. This park and its amenities were planned when the land uses were planned for the area.

The McDowell Mountain Ranch Park is identified in the General Plan as a Community Park. The following describes characteristics of a Community Park according to the General Plan:

- “Purpose: Centralize a full range of recreational activities for major portions of the city with the capacity of accommodating large group reservations. Community parks generally feature a community center building designed to meet multi-generational recreation needs, and lighted recreational amenities and lighted sports fields.
- Park Size: 20-80 acres
- Area Served: Several neighborhoods or total city-planning unit.
- Location: Preferably central to a group of neighborhoods, where possible adjacent to a Middle School or High School. Park should be within reasonable driving time of all households in the service area.
- Access: Principally auto and bike. Should have direct access from a collector street (or larger) and not through a residential area.
- Examples: Chaparral Park, Eldorado Park.”

The Goals and Approaches for Open Space and Recreation are supported by several policies including:

1. “Seek opportunities to develop new parks and recreational facilities to meet the growing needs of residents and visitors of Scottsdale.” And
2. “Locate community parks where they are accessible from relatively long distances. Community parks concentrate a broad range of recreational activities for major portions of the city. Some community parks also include human

service facilities.”

Parks Master Plan, Vision 2010.

This community park site is also consistent with the *Parks Master Plan, Vision 2010*. This document plans for all park facilities (types of parks as neighborhood parks or community parks) and amenities through the year 2010. This specific facility was identified in the early 1990’s as a needed community level park. Although a skate park amenity was not envisioned at the time this plan was adopted, a swimming pool in this planning unit was identified. This site is located in *Planning Unit C* that has population characteristics with equestrian users, senior population, and young families. Unit C is planned with a variety of specialized amenities. Grayhawk has a Boys and Girls club; the Via Linda and Shea area has a senior center; the southeast area has an equestrian park; and the central area has a park with ball fields. Planning Unit C has 19% of its population made up of children less than 18 years of age. Because of the accessibility of the site, the large number of families, and location of existing facilities, this site was selected for an aquatic center. Generally the population east of Hayden and north of Shea goes to Cactus Park for swimming programs and some of those people also go south to the other swim facilities because Cactus Pool is operating at capacity.

Context.

This site is located in the McDowell Mountain Ranch master planned community.

| | General Plan Recommendation | Existing Zoning | Existing Land Use |
|---------------------|---|---|---|
| Subject Site | Developed Open Space (Parks) and Cultural/Institutional or Public Use | OSL ESL | Unimproved |
| North | Suburban Neighborhoods | Townhouse residential district (R-4 ESL) | Single Family Residential |
| East | Developed Open Space (Parks) and Cultural/Institutional or Public Use | OSL ESL | School campus, Library/Citizen Service Center, Baseball and Softball fields |
| South | Developed Open Space (Parks) | OSL ESL | Parking, Ball fields, Golf Course |
| West | Developed Open Space (Parks), Commercial | Planned Convenience Center (PcoC) ESL, OS ESL, and Single-family residential district- 35,000 square feet per lot (R1-35 ESL) | Gasoline sales with grocery convenience store, and unimproved land |

APPLICANT’S PROPOSAL

Goal/Purpose of Request.

Two Master Site Plan Options are proposed to replace the existing approved Master Site Plan on a portion of the McDowell Mountain Park/School site. The surrounding land was not developed at the time of the Municipal Use Master

Site Plan approval. Now most of the surrounding area is developed with neighborhoods. The residents of those neighborhoods were approached by the City for input regarding the Municipal Use Master Site Plan and their desires for public amenities to serve the needs of the community. This proposal seeks to formalize the outcome of that community input. (See Attachment #8 for Community Input) This proposal does not change the Arabian Library phase 2 development concept nor does this proposal seek to establish a full design of the facility such as a landscape palette or color scheme, nor does it establish the architectural style of the building. Those elements will be reviewed by the Development Review Board.

The overarching goal is to provide a place where families and individuals of all ages can come and recreate in a clean, safe and fun environment. Pedestrian access is proposed throughout the site and connects to existing and planned trails and paths in both options. (See Project Info and Maps Tab):

Option A For McDowell Mountain Ranch Site (See Attachment #12):

- Shift amenities south, approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Delete the aquatic facility and fitness center.
- Approximately $\frac{3}{4}$ of the site is maintained as natural open space.
- The south $\frac{1}{4}$ of the site will include neighborhood park specifications (sized for a lower scale of park, not scaled as a community sized park) with open recreation, skate facility, playground, restroom building, and parking.
- Parking is added adjacent to existing parking and drive areas in the north part of the site.

Option B For McDowell Mountain Ranch Site (See Attachment #13)

- Shift amenities south, pool and skate amenities approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Relocate aquatic facility and fitness center to south part of site.
- Add a new entrance on Thompson Peak Parkway where none was provided in the previous plan.
- Add a new access with a future loop road beneath Thompson Peak Parkway that would connect to southbound lanes of Thompson Peak Parkway.
- Provide traffic signal at the intersection of McDowell Mountain Ranch Road and 102nd Street.
- Add new parking adjacent to existing parking and drive areas in the north part of the site.
- Provide parking for the aquatics center and fitness facility.

A staff analysis of 2 alternative sites in Gray Hawk and DC Ranch (Parcel L) is analyzed in this report. (See page 11)

Key Issues.

- This proposal would implement the General Plan's Open Space and Recreation Element for this Community Park that encourages park amenities throughout the City.
- The census tract, which includes the McDowell Mountain Ranch area, has the highest youth population of any area of the City and the proposed Option

B facilities would meet their needs.

- Option B would provide equitable access to aquatics / fitness facilities.
- Option A would result in a park with fewer recreational choices and require consideration of an alternative location for an aquatics and fitness facility.
- Both Options move activity areas away from residences.
- The peak use times of the park and the school are opposite and therefore there would be limited traffic conflicts.
- This amends an already approved Municipal Use Master Site Plan.

Community Impact.

Population characteristics: The concentration of youth in McDowell Mountain Ranch environs is the greatest of any section of the City. While there are private recreational facilities within the McDowell Mountain Ranch community, no public pool and fitness facilities are located nearby.

Impact of potential improvements: The site design of both options sets the facility farther from residences. Option B proposes changes to traffic patterns to/from the site. Option A minimizes the overall improvements on the site and results in less site disturbance.

A noise impact analysis was conducted which indicates that 24db would be experienced at the closest residence that compares to very low noise impact typical of a quiet residential neighborhood or much like leaves rustling, see Noise Analysis Tab.

The park currently has outdoor activity areas. The adjacent playfields with 80-foot high field lights are outdoor activities. A complete lighting plan and analysis will be required at the time of Development Review Board. Any lighting proposed will need to meet current design guidelines. The addition of outdoor activities and lighting will not be uncharacteristic of this area because these characteristics already exist.

The open space proposed in both options between the existing residences and the outdoor activity areas will increase the distance and help to diminish impacts from noise or lighting onto the residences.

Option A For McDowell Mountain Ranch Site

This option would require that residents in this part of the City travel to other locations for aquatics and fitness activities. As a result a greater burden of traffic and use of facilities would result in other neighborhoods. The nearest City pool and fitness facility is located at the Cactus Pool and Fitness Center on the northeast corner of Scottsdale Road and Cactus Road. Furthermore, there are only 2 other City pools and these are at Chaparral Park and at Eldorado Park. Private recreational facilities are available throughout the City and would also be available for those who prefer private recreation. Option A would reduce the amount of traffic on the adjacent streets and increases the undisturbed land area in this park.

Option B For McDowell Mountain Ranch Site

This option would provide a pool facility in this area of the City, resulting in a greater distribution of resources throughout the community. In addition, the

previous planning activities including General Plan efforts, zoning, Municipal Use Master Site Plan activity, intergovernmental agreement, and bond obligations would be implemented. A new road and access driveway system would be added to the park to help alleviate traffic in this area. The peak annual use for an aquatic facility is during the summer. Attendance drops off during the school year. Of the City pools, one pool south of Shea Boulevard and one pool north of Shea Boulevard is kept open year round in order to accommodate school and competitive swimming through the school and city cooperative agreements.

**ADOPTED MASTER
PLAN**

In 1994 the City Council adopted a municipal use master site plan for 75 acres at this location. This is the final phase of a planned community-level park that presently includes 3 lighted soccer fields, 2 lighted ball fields, a restroom/concession building, and parking. Other facilities on this school/park-integrated site include Desert Canyon Middle and Elementary Schools and Arabian Library, which also house a citizen Service Center.

There are currently 1600 children attending the schools on this site in addition to faculty, staff and members of the public who come to the site for library services or recreation amenities. These amenities are designed to enable easy access for these children after school, on weekends and school breaks. This site was chosen in partnership with the original master developer and the Scottsdale School District to accommodate the recreational needs of citizens in this area of the city. The 2000 census indicated that the census tract where this park site is located has more children under 18 than any tract in Scottsdale. The five census tracts directly south also have high numbers of children.

In addition to being in close proximity to large numbers of children, this site is within four miles of Desert Mountain High School located at 124th Street and Via Linda whose swimming teams will utilize the new facility. It also provides easy access from the east Shea area. Scottsdale's other public pools are all west of Pima Road with Scottsdale's current northernmost public pool, Cactus, being located on Scottsdale Road.

This site is served by two arterial roads with capacities of 35,000 vehicles per day and existing traffic volumes are significantly less than capacity. The proposed location of the new amenities is 30 feet lower than the existing school facilities with the closest residence over 1,100 feet away from the aquatic center. There will be no visual or noise impacts on any adjacent residences. There are public amenities to the south and west, which provide open space.

IMPACT ANALYSIS**Bureau of Reclamation Owned Property.**

At the Planning Commission hearing, there were questions about the BOR land and processes. A portion of the southwest portion of this site, which includes part of the loop road and skate park, is located on land owned by the BOR. The BOR property includes the Sanctuary golf course and West World. The City has an existing permit from the BOR to construct on this land and use the land for recreational purposes and an existing easement allows the proposed loop road.

As a formality the list of uses that the BOR and the City have agreed to for the BOR land will need to be updated to include the skate park. The BOR letter and documents are attached.

Traffic Analysis.

The following table shows the existing conditions:

| | Thompson Peak Parkway | McDowell Mountain Ranch Road |
|------------------|---|---|
| Street Type | Major arterial | Minor arterial |
| Existing lanes | 2 lanes each direction with median for expansion to 3 lanes | 2 lanes each direction with raised median |
| Traffic Capacity | 35,000 vehicles per day | 35,000 vehicles per day |
| Existing volume | 24,000 vehicles per day | 15,000 vehicles per day |

Primary access to the site is from 102nd Street and McDowell Mountain Ranch Road. Secondary access is provided at 104th Street and McDowell Mountain Ranch Road. Neither of these intersections is signalized.

A traffic impact analysis by Kimley-Horn and Associates examined traffic impacts from Option A and B and included the future expansion of Arabian Library. An estimated additional 678 daily trips to the site were projected for Option A and 3,388 daily trips for Option B.

To improve existing and future conditions, the City is planning to:

- Construct a traffic signal at 102nd Street and McDowell Mountain Ranch Road.
- Construct a left turn lane at the school driveway.
- Add a second northbound right turn bay at McDowell Mountain Ranch Road and Thompson Peak Parkway.
- Extend the left turn bay at McDowell Mountain Ranch Road and Thompson Peak Parkway.

If Option B is selected, the following additional site improvements would be proposed:

- A right-in, right-out driveway on McDowell Mountain Ranch Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway on Thompson Peak Parkway south of McDowell Mountain Ranch Road for right in, right-out, and left in turning. Southbound traffic would be allowed with either a median break or a loop road.
- A Loop Road accommodating one or two-way traffic.

The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or B with less delay than is experienced currently, especially at the areas of high congestion.

To address concerns about future traffic conditions, the traffic impact analysis also accounted for the future extension of Thompson Peak Parkway with 10,000

additional vehicles per day. The analysis found that the existing geometry at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway has the capacity to accommodate these added volumes.

The analysis was reviewed and evaluated by City traffic engineering staff that concurs with the findings. Staff recommends that traffic improvements be constructed and fully completed prior to the opening of the recreational facility.

Fiscal Impact.

As part of the Bond 2000, the voters approved \$10.4 million to complete the remaining recreational amenities for this site. An additional \$225,000 has been committed as a grant from the Arizona Heritage Fund for the facilities. This grant is time sensitive and will be lost if construction is not started by October 2004.

If Option A is built, construction costs should be less than \$1 million. Yearly operational and maintenance costs would be approximately \$70,000 per year and require the addition of several part-time staff for supervision and maintenance.

Option B is projected to utilize the entire available capital funding though a variety of the planned recreational amenities have been deleted from the existing approved plan. This is due to the expected costs of the identified traffic improvements included in Option B. Yearly operational and maintenance costs for this alternative are projected at \$560,000 per year. These costs include one full time pool manager and 22 part time/seasonal aquatic and recreational staff.

If Option B is approved by Council and the existing construction schedule followed, the aquatic center and other facilities would be open in the Fall of 2005. The new operational and maintenance costs have been included for consideration by Council as the balanced five year financial plan is being developed. If unanticipated changes to the economy further impact the City's budget, then the project, as well as all others would be reconsidered.

Water/Sewer.

Water lines exist in the adjacent street right-of-ways and in the existing fire lane to serve this site. Some improvements will be required for the on-site development including water meter(s) and any associated on-site water lines. A sewer line exists in McDowell Mountain Ranch Road and across the ball fields to the east. The sewer lines will need to be extended to any new buildings or facilities constructed with this property.

Police/Fire.

The McDowell Mountain Ranch site is located within Police Service District Three, with police service from 20363 N. Pima.

The police staff has advised that the safety and welfare issues surrounding policing for parks facilities generally are found to be minor incidents such as theft and burglary of automobiles. Typical ordinance violations are related to park rules such as riding bicycles on the skate park and off-leash dogs. The

neighbors have expressed some concerns about potential gang activity if these facilities are built, however, the police department based on their experience and knowledge of the area, do not believe gang activity would be an issue at the park. Several years ago similar concerns were raised when the Ice Den was built less than one mile away from this site. Police records indicate that gang activity in this area has not occurred.

Design of parks can help to prevent crime. A review of the Option B site design by police has resulted in their conclusion that the location and design of the aquatic center will be a deterrent to criminal activity due to staff at the facility having good views of the skateboard facility and parking areas. Police will have easy access to the facilities and with the use of desert landscaping, other amenities and activities are open to view.

Currently, this site is served by a Police Resource Officer who frequents the school facilities and will continue to be a deterrent to criminal activity on this campus in addition to their other responsibilities.

Schools District comments/review.

At the April 25, 2002 City Council and Scottsdale Unified School District Subcommittee meeting, a presentation was provided for this project. After that, the application was formally submitted and the Scottsdale Unified School District has been notified of this application. This proposal does not propose any new residential units and therefore there will not be any new students for the school district. Through a Master Intergovernmental Agreement for reciprocal park/school use and the park would be available for school use. In correspondence from the Scottsdale Unified School District dated November 4, 2002, the school district is supportive of the park, playground, fitness center, skate park, and / or aquatics center. The school district indicates that the aquatics center "would help fill a very real need for high school swim team activities." This site is centrally located in the community within approximately 4 miles of the Desert Mountain High School.

The School district also stated concerns regarding existing traffic and supports the traffic improvements proposed in this site plan proposal.

Open space, scenic corridors.

The character of open spaces in the McDowell Mountain Ranch Character Area follows linear corridors leading up to the mountains, and range from intimate to very broad in dimension.

Thompson Peak Parkway is identified on Scottsdale's Scenic Corridors map to be improved with buffered setbacks. The intention of buffered setbacks is to develop with linear open space parallel to a thoroughfare that provide a sense of openness for the community by preserving the natural setting, providing views of mountains, and links to vista corridors along major washes and to buffer the adjacent land uses from traffic. The concept site plan proposes approximately 150 feet from the existing driving lanes of Thompson Peak Parkway to the skate park and parking areas.

Community involvement.

Public comments on the conceptual development plan started in 2001 with meetings in the community on November 1, 2001; December 13, 2001; January 31, 2002; October 10, 2002. There were meetings with homeowners, the school district, McDowell Mountain Ranch individuals and groups. Site tours have been conducted as well. In addition, the Park Planning Commission met in a work-study session on October 23, 2002 and a regular Park Planning Commission meeting was held on November 6, 2002.

There have been many comments, with some neighbors supporting the full aquatics fitness center and skate park while others do not. Traffic, noise, vandalism, illegal activities, gang concerns, and safety were concerns.

There were a variety of sketches and designs developed through Community involvement. The original site master plan was the starting point for the design process. The site planning incorporated community view sheds, amenity locations in proximity to nearby residences, vegetation retention, and relationship to the Old Verde canal. A design charrette was held with members of the community. Along with the charrette the community was asked to rank which types of facilities they would like to see in this park. The aquatic and fitness center were ranked number one, with open recreation and natural open space following close behind. In the resulting design, some of the originally proposed amenities were deleted in order to provide more open space on the site. Regarding circulation, the community desired alternative access into the site and improvements to the adjacent streets to facilitate better traffic flow.

**ALTERNATE SITE
ANALYSIS****Site Analysis.**

The land for this site was dedicated to the City by the developer of the McDowell Mountain Ranch to accommodate the schools, library, and recreational facilities identified in the existing master plan. After initial public meetings held in 2001 to review the master plan, it was clear that a portion of the population in the area did not support the construction of the aquatic center and skate board facility at this site.

Staff identified 12 sites in the general service area where the aquatic center and skateboard facility could be located. Many of those sites were owned by the State Land Department and given current State policy would have to be leased. Cost of lease estimates ranged from \$1.3 million to \$2.6 million per year. Other sites had a variety of restrictions or identified uses that made them unsatisfactory to accommodate an aquatic center and skateboard facility.

Two sites that were identified have some potential to accommodate the aquatic center and skate board facility, however neither site is equal to or better than the McDowell Mountain Ranch site. Any proposal for placing the aquatic center and skate board facility on these sites would need to go through a similar citizen involvement and public hearing process. The following analysis reviews the qualities of these other sites.

Below is the site information for each site.

Grayhawk Community Park

Net acres = 51

Located at Hayden and Thompson Peak Parkway.

Existing with Boys & Girls Club. Approved for future community center, playground, picnic, lighted sports courts, lighted sports fields, off-leash dog area, trail head, restrooms, and parking.

Opportunities:

- Land is city owned.
- Good road access onto two arterial streets and only one mile from freeway.

Challenges:

- Adjacent residential development already exists.
- Other approved recreational facilities would have to be eliminated, including one of the lighted youth athletic fields, the community center or a combination of the two.
- The existing Master Plan change would need to go through the public outreach and hearing process.
- Would not be as convenient for Desert Mountain High School swimming teams that the new aquatic facility was planned to serve.

DC Ranch Neighborhood Park (Site L)

Net acres = 12.8 acres

Located East of Pima south of Union Hills Road.

Unimproved. Planned for playground, picnic, lighted sports courts, open play area, trail connection, open space, and parking.

Opportunities:

- Land will be dedicated to City and does not have to be purchased.
- No existing facilities on the site.
- Residential impacts only to the east. Future commercial to the north. Power line corridor to the south. Pima Road alignment to the west.
- Residential to the east not yet developed.

Challenges:

- Aquatic center would change character and function of Neighborhood Park from mainly walk-in/bike-in from surrounding neighborhoods to drive-in from the total planning unit.
- Future homes to the east would be 400-500 feet from the aquatic center in comparison to 1,100 feet at the MMR site.
- Does not have frontage on Pima Road. Right-of-way would have to be obtained from the State.
- Without direct access to Pima, a three lane local collector would serve site.
- Ironwood Village residents to the north have expressed concerns with these unplanned facilities at this site.
- May have to eliminate some of the neighborhood park amenities such as sports courts and possible reduction of open space.
- Harder access to facilities after school for children. At MMR two

schools are on the site and children can walk.

- A Master Plan would need to go through the public outreach and hearing process.

A detailed traffic analysis conducted by Kimley-Horn and Associates was thoroughly reviewed by the city's traffic engineers and concluded that the street network anticipated to be constructed for DC Ranch neighborhood park site (Site L) could reasonably accommodate the estimated 2,740 daily trips generated by this facility.

The analysis considered two different scenarios. The first looked at how site access would work without a signalized intersection at Pima Road. The second scenario analyzed site access with a signalized intersection at Pima Road.

The staff analysis focused on Access (how park users would likely get to and from the facility), Roadway Capacity (the ability of the street system to accommodate additional traffic) and Trip Distribution (where the facility's users would likely come from).

As in previous traffic impact reports it is our primary concern to understand how the system works when traffic volumes are highest in the AM and PM peak hours. We especially want to know how the site works when most users are arriving or leaving the facility and how that traffic might impact peak hour conditions.

What follows is a brief discussion of the key points related to these three considerations that have helped us arrive at our conclusions. Our complete analysis is located in tabbed section "Site L Comparison" of this report binder.

ACCESS---This site is served by local streets, a major arterial and has reasonably close proximity to the Loop 101 Freeway. Accordingly, there are a variety of ways to access the park from different directions. Most choices will involve vehicular traffic as the site would not benefit from pedestrian or bicycle trips that come from proximity to schools. One unknown at this time is how this site would ultimately be connected to Pima Road. The alignment of a connecting road would require obtaining an easement from the State Land Department.

ROADWAY CAPACITY---There are ample ways to get to the site. The freeway is currently congested in the peak hours as is Pima Road which is currently over capacity. The Pima/Princess interchange is similarly congested in the peak hours. Bell Road has additional capacity but users will access the site off of Bell using the residential loop road. There will also be commercial traffic generated by the parcels directly to the north of this site that could have traffic use peaking at the same time the park would be experiencing its highest use. Overall, while park visitors will encounter congested conditions, this facility alone would not deteriorate capacity on major streets.

TRIP DISTRIBUTION---An estimated 38% of trips to this site will come from McDowell Mountain Ranch, the Horizon neighborhood and

the east Shea corridor. This means that approximately 770 vehicles per day will still use Thompson Peak Parkway through the Horizon neighborhood to Bell Road. An additional 17% of all park facility trips are projected to access the site using the Loop 101 Freeway and Pima Road. Installing a traffic signal on Pima Road would facilitate park traffic into and out of the site, but would deteriorate traffic progression on Pima Road.

Conclusion: As a result of the traffic impact study conducted by Kimley Horn and reviewed by city traffic engineers, we have concluded that this site offers some benefits. However, the costs of disruption to Pima Road, the likely traffic impacts on the adjacent residential neighborhood to the east, conflict with commercial traffic and the realization that traffic would not be completely diverted around Horizon neighborhood but would continue to access this site through it, brings us to conclusion that while the site could work in some respects it would not work as well as the site at McDowell Mountain Ranch.

**KEY ITEMS FOR
CONSIDERATION****Key Items for Consideration:**

- The Park Municipal Use Master Site Plan was originally approved in 1994 for this site.
- As a result of community input, two alternatives have been developed to the original adopted master plan. Both alternatives provide increased open space and move activity centers away from existing residences.
- Option A will provide about ¾ of the site in natural area open space and ¼ of the site with a play ground, optional skate facility, rest rooms, and parking; this option eliminates most of the original elements.
- Option B will provide about 1/3 of the site in natural area open space and 2/3 of the site with a playground, skate facility, restrooms, parking, and an aquatic/fitness center; this option re-arranges the original site plan elements and eliminates some originally proposed recreation facilities. See the Site Plan Attachments.
- Parks and Recreation Commission recommended to the City Council Option B by a vote of 6-0, with one member absent.
- Planning Commission recommended approval of Option B, by a vote of 6-0, with one member absent.
- While there has been discussion of all aspects of the revisions, the most controversial uses have been the skate park and aquatics center. Traffic and safety issues have also dominated the discussions of the use of this site.

PUBLIC HEARINGS**Parks and Recreation Commission.**

At the November 6, 2002 Parks and Recreation Commission hearing, the Parks and Recreation Commission recommended to the City Council approval of Option B, by a vote of 6-0 with 1 absent. The Commission also encouraged continued community involvement in the discussions regarding the looped road under Thompson Peak Parkway. In their discussion to recommend approval, the Parks Commission felt that the 40 to 50% open space created by the proposed plan, the 1,100 foot buffer to the residences, and the scaled back size of the facilities were acceptable. The November 6, 2002 meeting minutes are attached.

Planning Commission

The Planning Commission heard this case on November 13, 2002. The

following are the Commission's discussion points from that hearing:

- The use and site location complements the school use.
- The traffic is improved with the design of the loop road, access driveway, and signalization.
- The site design addresses security by locating the various uses with visibility from streets, buildings, and activity areas.
- The specifics of the facility design, including materials and details of the architecture, need to be carefully considered by the Development Review Board.
- Overall the site plan is an improvement over the previous site plan.
- The demonstrated need based upon community demographics for a skate park.
- This project was approved by the recent bond election.

Upon a motion to approve the site plan Option B with added direction to the Development Review Board's attention to site circulation and site ingress and egress for both vehicles and pedestrians, the Commission recommended approval to City Council by a vote of 6-0 with one member absent.

OPTIONS AND RECOMMENDATION

Description of Options for McDowell Mountain Ranch Site:

- Approve Option A which would remove all the recreational facilities from the approved plan with the exception of a turf picnic area, children's playground, restrooms and additional parking at the McDowell Mountain Ranch site. The Council can stipulate to either leave the skateboard park on the plan or remove it as part of this option. If this option is chosen, the Council can direct staff to begin the conceptual design and public process to relocate the aquatic center and skateboard facilities to the D.C. Ranch site (Site L) or another area.
- Approve Option B which would locate the aquatic center, skateboard facility, picnic area, children's playground, loop road and additional parking at the McDowell Mountain Ranch site. This option removes the tennis courts, basketball courts and gymnasium from the approved plan and adds a fitness center into the aquatic center building.
- The City Council may choose to deny the request to change the master site plan, finding the original site plan is the most acceptable for this site. This action would allow the aquatic center, skateboard facility, gymnasium, tennis courts, volleyball courts, picnic area, children's playground and additional parking to be built on this site. No loop road would be included.

Staff Recommendation:

Staff from Community Services, Planning and Development, Transportation, Police and Municipal Services have analyzed the proposal and recommend approval of Option "B," which is subject to the attached stipulations of which the most significant relates to the loop road and proposes the construction of the loop road to access the site from the west of Thompson Peak Parkway. Both the additional traffic analysis as well as the site analysis indicate that the development of Option B at the McDowell Mountain Ranch site is the best to accommodate the aquatic center and other identified facilities.

Planning Commission:
Planning Commission recommends approval of Option B at McDowell Mountain Ranch, subject to stipulations.

| | |
|--------------------------------|--|
| RESPONSIBLE DEPT(S) | Planning and Development Services Department Current Planning Services Community Services |
|--------------------------------|--|

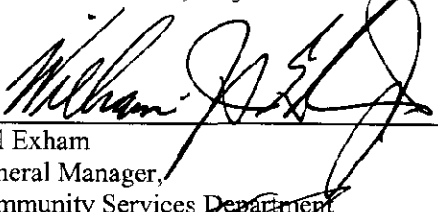
Scottsdale City Council Report

Case No. 20-UP-1994#2

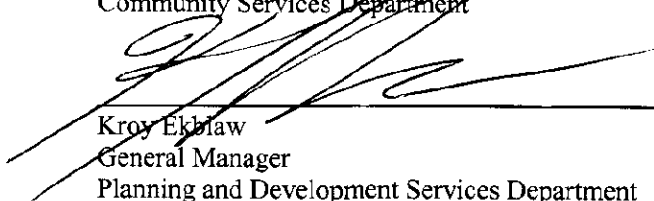
STAFF CONTACT(S)

Bill Exham, Community Services General Manager, 480-312-2377
Brad Wisler, Project Manager, 480-312-7626
Kira Wauwie AICP, Project Coordination Manager, 480-312-7061


APPROVED BY


Bill Exham
General Manager,
Community Services Department


3/5/03
Date


Kroy Ekblaw
General Manager
Planning and Development Services Department

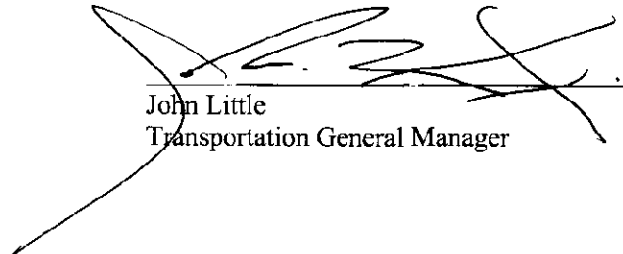
3/6/03
Date


Ed Gawf
Deputy City Manager

3/5/03
Date


Barbara Burns
Assistant City Manager

3-5-03
Date


John Little
Transportation General Manager

3-5-03
Date

ATTACHMENTS

TAB – Site “L” Comparison

1. DC Ranch South Park Map
2. Conceptual Land Uses Map
3. Conceptual Site Diagram Map with Aquatic Center
4. McDowell Mountain Ranch Park /”Site L” Comparison Matrix
5. DC Ranch Neighborhood Park Site Traffic Impact Analysis Summary

TAB - PC Report & Minutes

TAB - Correspondence

TAB - Project Info and Maps

6. Project Narrative
7. Context Aerial Map
8. Close-Up Aerial Map
9. General Plan Map
10. Zoning Map
11. Approved Master Plan
12. Conceptual Master Plan Option A
13. Conceptual Master Plan Option B

TAB - Stipulations

14. Stipulations for Case 20-UP-1994#2
15. Additional Information for Case 20-UP-1994#2

TAB - Traffic Analysis

16. MMR Traffic Impact Analysis Summary & Accident Summary

TAB - Noise Analysis

17. MMR Site Noise Analysis & Noise Comparison

TAB -Public Involvement

18. Updated Citizen Correspondence

TAB - PRC Minutes

19. November 6, 2002 Parks and Recreation Minutes

CAP
TREATMENT
PLANT

IRONWOOD VILLAGE
NEIGHBORHOOD PARK

WATER
CAMPUS
O-S
PCD ESL

I-1ESL (HD)
R-4ESL (HD)
R1-7ESL (HD)
R1-10ESL (HD)
R1-10ESL (HD)
C-2ESL (HD)

PIMA FREEWAY / OUTER
LOOP 101

I-1 PCD

I-1 ESL (HD)

DC RANCH
SOUTH PARK

I-1 PCD

I-1 PCD

STATE LAND

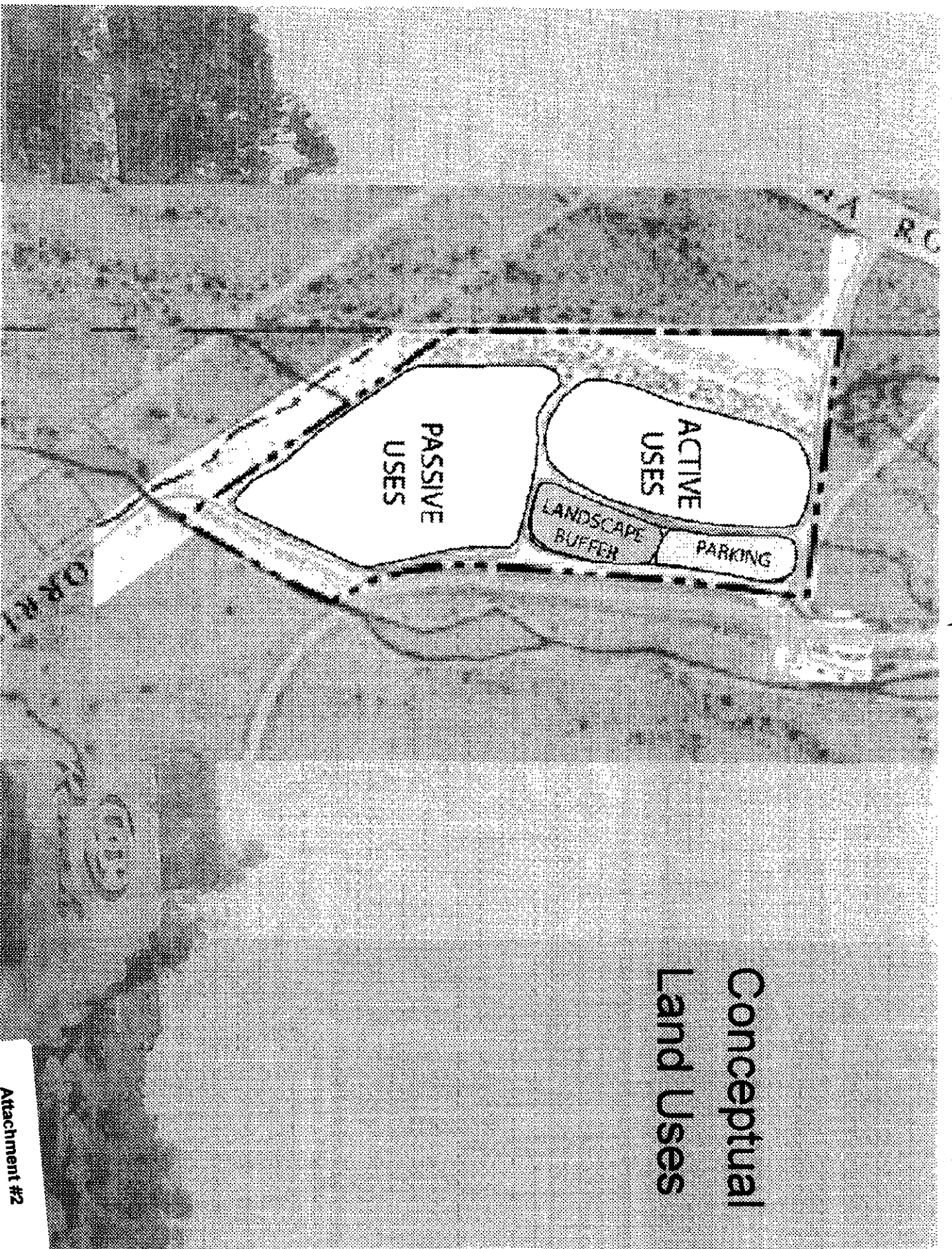
R1-7
ESL

R1-7
ESL

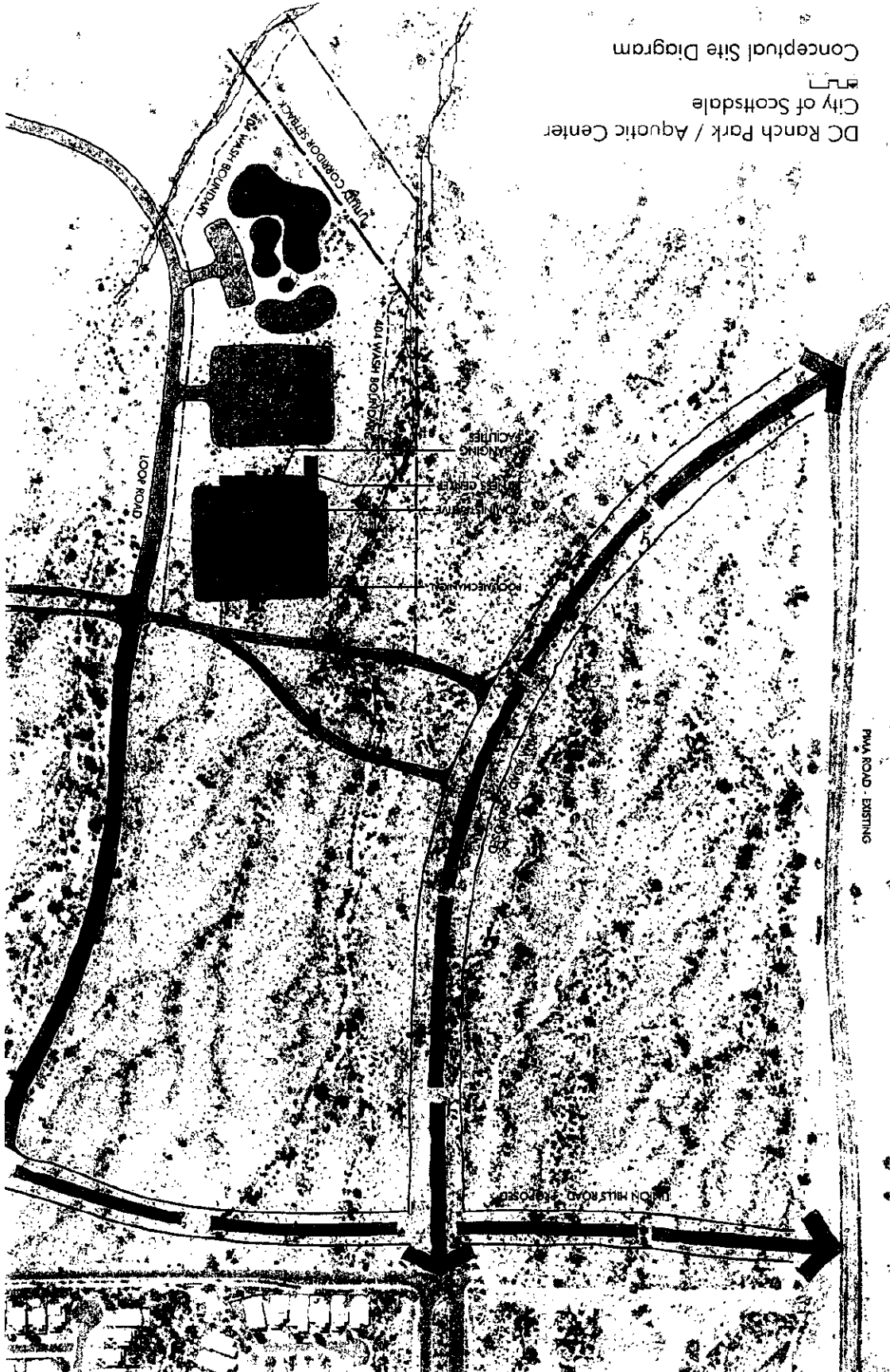
R1-35

Attachment #1

Conceptual Land Uses



DC Ranch Park / Aquatic Center
City of Scottsdale
Conceptual Site Diagram



McDowell Mountain Ranch Park/"Site L" Comparison Matrix

| | Proposed MMR Site | Alternate "Site L" |
|--|---|--|
| Size of Site | 71 acres School/Park integrated site. 17 available for development of the final phase | 14.3 total acres neighborhood park site 12.8 available for development |
| Planned Park Classification | Community Level Park Drive-in traffic from entire planning unit | Neighborhood Level Park Walk-in/Bike-in traffic from surrounding neighborhoods |
| Previous Council Actions | <ul style="list-style-type: none"> • Approved Municipal Use Site Plan in 1994 • Approved Intergovernmental Agreement Between the SUSD and the City for construction and maintenance responsibilities in 1995 • Authorized capital budget for construction be included in Bond 2000 • Authorized design consultant to develop design of planned amenities in May, 2002 | Approved development agreement stipulating dedication of land to accommodate a neighborhood park in 1995. |
| Previous Citizen Actions | Approved Question 1 (Parks and Libraries) of Bond 2000 including an item labeled on the ballot: "McDowell Mountain Ranch Community Park and Aquatic Center". | Approved Question 1 (Parks and Libraries) of Bond 2000 including an item labeled on the ballot: "DC Ranch Community and Neighborhood Parks." |
| Proximity to Residents | Aquatic Center planned approximately 1100 feet away from nearest resident and 30 feet below the grade of the school. | Aquatic Center would be approximately 500 feet from the nearest future resident buffered by a wash. |
| Access to Facilities Afterschool | 2 schools on the site with approximately 1600 children | 3 miles from the nearest school |
| Proximity to Desert Mountain High School | Approximately 4 miles | Approximately 7 miles |
| Vehicle Trips Generated by the Aquatic Center | 2740 trips per day | 2740 trips per day |
| Total Vehicle Trips per Day Without the Aquatic Center | 100 trips per day (estimated neighborhood park) | 100 trips per day (estimated neighborhood park) |

2/18/03

DC RANCH NEIGHBORHOOD PARK SITE TRAFFIC IMPACT ANALYSIS SUMMARY

EXISTING CONDITIONS

The subject site is located near the southeast corner of Pima Road and Union Hills Drive. The parcel is identified as Parcel 1.4 of DC Ranch's Planning Unit I. Pima Road is designated as a parkway, which typically consists of three lanes in each direction. Currently the street is constructed with two lanes in each direction with a center left-turn median. Union Hills Drive is designated as minor arterial adjacent to the site. It is currently constructed as a half street, with one lane in each direction. Union Hills does not connect to the existing Pima Road alignment. Pima Road has a design capacity of 35,000 vehicles per day; Union Hills Drive has a design capacity of 5,000 vehicles per day.

Facilities: The site is currently undeveloped. The DC Ranch land use plans identify the parcel as a neighborhood park.

Site Access: The site does not have existing access. The parcel is separated from Pima Road by property owned by the State Land Department. The parcel is separated from Union Hills Drive by property that is part of DC Ranch. This property is planned to be developed as part of their Planning Unit I; however, there is no existing development or infrastructure.

Traffic: Currently on Pima Road there are approximately 42,500 vehicles per day. On Union Hills Drive, which currently does not connect to Pima Road or to any major roads to the east, there is a negligible amount of traffic.

Level of Service: Level of service (abbreviated LOS) is a measure of how congested an intersection or section of roadway is under specific traffic conditions. The intersections that serve the site do currently not exist; therefore, level of service could not be determined.

PROPOSED DEVELOPMENT

A traffic impact study was prepared by Kimley-Horn and Associates, which examined the impacts from the proposed development under two access scenarios. The proposed aquatic center development includes a community park with proposed amenities such as an aquatic center, a fitness center, playground, and open recreation areas. Access to the site under Access Scenario A assumes a restricted access connection from Pima Road to a proposed "Loop Road" in Planning Unit I. Access under Access Scenario B assumes a signalized connection from Pima Road to the Loop Road. The Loop Road connects Union Hills Drive to 94th Street. The park site entrance is assumed to be located on the Loop Road. The connection from Pima Road to the Loop Road is referred to as the "Connector Road" in this analysis.

ACCESS SCENARIO A

Facilities: The aquatic center would contain a 25-yard competitive area with a leisure pool component. The fitness center would be ancillary to the pool facility. The playground and open recreation areas would be similar to those found in other public parks within the city.

Site Access: Access to the site would be provided by Pima Road, Union Hills Drive, 94th Street, and the proposed Loop Road. 94th Street is planned to be constructed as a two lane minor collector with a center turn lane from Union Hills Drive to Bell Road; the design capacity is 15,000 vehicles per day. The Loop Road is planned to be constructed

as a two lane minor collector with a center turn lane that transitions to a two lane local collector; the design capacity for the minor collector is 15,000 vehicles per day, the local collector is 5,000 vehicle per day. Union Hills Drive, 94th Street, and the Loop Road are all planned to be constructed as a Communities Facilities District (CFD) by DC Ranch. It is anticipated that the streets will be constructed by the summer of 2004.

There is also a proposed connection from Pima Road to the Loop Road, which would be located south of Union Hills Drive. Under Access Option A it is assumed that the intersection will be unsignalized and restricted to left-in, right-in, right-out access at Pima Road.

Traffic: The estimated trip generation for the proposed development is shown in the table below. This trip generation is based on data collected at the City's Cactus Park. It is assumed that the aquatic and recreational facilities will be similar at the two park sites.

Trip Generation

| Land Use | Daily Total | AM Peak Hour | | | PM Peak Hour | | |
|------------------------------------|-------------|--------------|-----|-------|--------------|-----|-------|
| | | In | Out | Total | In | Out | Total |
| Aquatic Center and Park Facilities | 2,740 | 45 | 32 | 77 | 287 | 245 | 532 |

The a.m. peak hour represents the highest hourly volume expected during the 7 a.m. to 9 a.m. normal rush hour period. The p.m. peak hour is the highest hourly volume expected during the 4 p.m. to 6 p.m. normal rush hour period.

Level of Service: The study intersections are projected to operate at acceptable levels of service with or without the project traffic (LOS D or better) with the exception of the left-turn movement on Pima Road at the Connector Road. This unsignalized movement is projected to operate a LOS F due to a lack of acceptable gaps in the Pima Road traffic.

ACCESS SCENARIO B

Facilities: The development plan is the same under both access scenarios: the park will have an aquatic center with a leisure pool component, fitness center, playground and open recreation areas.

Site Access: Access to the site would be the same under Access Scenario B as was described for Access Scenario A with one exception: the connection from Pima Road to the Loop Road is assumed to be signalized at Pima Road.

Traffic: The estimated trip generation for the proposed development is the same under both access scenarios.

Trip Generation –Option B

| Land Use | Daily Total | AM Peak Hour | | | PM Peak Hour | | |
|------------------------------------|-------------|--------------|-----|-------|--------------|-----|-------|
| | | In | Out | Total | In | Out | Total |
| Aquatic Center and Park Facilities | 2,740 | 45 | 32 | 77 | 287 | 245 | 532 |

Level of Service: The study intersections are projected to operate at acceptable levels of service with or without the project traffic (LOS D or better). Providing signalized access on Pima Road at the Connector Road facilitates traffic movement into and out of

the site; however, a traffic signal located approximately one-quarter mile north of the 101 Freeway Interchange will negatively impact traffic flow on Pima Road.

COMPARATIVE LEVELS OF SERVICE

**Level of Service/Average Control Delay (in seconds)
Signalized Intersections**

| | Access Scenario A | | | | Access Scenario B | | | |
|--------------------------------|--------------------|-------|---------------|-------|--------------------|-------|---------------|-------|
| | Background Traffic | | Total Traffic | | Background Traffic | | Total Traffic | |
| A.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay |
| Union Hills & Loop Road | B | 11.7 | B | 12.1 | A | 6.8 | A | 7.0 |
| Bell & 94 th Street | A | 9.1 | A | 9.2 | B | 18.1 | B | 18.1 |
| Pima & Union Hills | B | 19.0 | B | 19.3 | B | 17.4 | B | 17.5 |
| Pima & Connector Road | n/a | n/a | n/a | n/a | A | 3.5 | A | 3.9 |
| P.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay |
| Union Hills & Loop Road | C | 22.4 | C | 24.0 | B | 13.7 | B | 13.5 |
| Bell & 94 th Street | B | 14.3 | B | 14.9 | C | 24.3 | C | 24.9 |
| Pima & Union Hills | C | 23.7 | C | 25.5 | B | 17.7 | B | 18.2 |
| Pima & Connector Road | n/a | n/a | n/a | n/a | B | 10.9 | B | 13.8 |

**Level of Service/Average Control Delay (in seconds)
Unsignalized Intersections**

| | Access Scenario A | | | | Access Scenario B | | | |
|----------------------------------|--------------------|-------|---------------|-------|--------------------|-------|---------------|-------|
| | Background Traffic | | Total Traffic | | Background Traffic | | Total Traffic | |
| A.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay |
| 94 th St. & Loop Road | | | | | | | | |
| NB Left | A | 7.9 | A | 8.0 | A | 7.9 | A | 8.0 |
| SB Left | A | 7.4 | A | 7.4 | A | 7.4 | A | 7.4 |
| EB LT/Thru | C | 16.5 | C | 17.3 | C | 16.5 | C | 17.3 |
| WB Left/Thru | C | 17.9 | C | 19.3 | C | 17.9 | C | 19.2 |
| Pima & Connector Road | | | | | | | | |
| SB Left | F | 50.4 | F | 52.3 | n/a | n/a | n/a | n/a |
| WB Right | B | 5.8 | B | 5.8 | n/a | n/a | n/a | n/a |
| P.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay | LOS | Delay |
| 94 th St. & Loop Road | | | | | | | | |
| NB Left | A | 7.6 | A | 7.9 | A | 7.6 | A | 7.9 |
| SB Left | A | 7.7 | A | 7.7 | A | 7.7 | A | 7.7 |
| EB LT/Thru | C | 14.5 | C | 20.0 | B | 14.5 | C | 20.0 |
| WB Left/Thru | C | 17.8 | D | 31.1 | C | 17.8 | D | 30.4 |
| Pima & Connector Road | | | | | | | | |
| SB Left | F | 120 | F | 120 | n/a | n/a | n/a | n/a |
| WB Right | B | 8.7 | B | 9.4 | n/a | n/a | n/a | n/a |

Additional Information:

The final alignment for Pima Road has not been determined and impacts access to this site. The existing Pima Road does not follow the City's General Plan alignment. The City's Transportation Department is currently working with the concerned citizens and property owners to develop a Design Concept Report for the final alignment. A preliminary estimate for construction of this section of Pima Road, which would construct a six lane cross section with a raised median, is planned for the summer of 2005.

Summary:

Development of a community park (with proposed amenities such as an aquatic center, a fitness center, playground, and open recreation areas) would result in an estimated 2,740 daily trips. There would be an estimated 77 trips during the a.m. peak hour, and 532 trips during the p.m. peak hour.

There is currently no vehicular access provided to the site. Infrastructure will be constructed with the development of DC Ranch's Planning Unit I. A Communities Facilities District will construct Union Hills Drive, 94th Street, and the Loop Road by the summer of 2004. The site entrance is planned to be on the Loop Road.

Site generated traffic will utilize the Loop Road, a minor collector/local collector roadway, to access the site. The Loop Road is projected to have 2,600 vehicles per day on the local collector portion of the roadway. Access Scenario A adds an estimated 1,100 vehicles per day to this section of the Loop Road; Access Scenario B adds an estimated 1,160 vehicles per day to this section.

Two different access scenarios were examined. Access Scenario A assumes that there is a connection from Pima Road to the Loop Road with unsignalized, restricted access on Pima Road. Access Scenario B assumes that this intersection is signalized at Pima Road. The study intersections operate at acceptable levels of service under either access scenario with the exception of the Pima Road/Connector Road intersection. If this intersection is assumed to be unsignalized, it operates at LOS F. If it is assumed to be signalized, it operates at LOS A; however, there will be a negative impact to traffic flow on Pima Road if a signal is constructed at one-quarter mile north of the 101 Freeway Interchange.

PC Report and Minutes

This attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

Correspondence

This attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

Project Info and Maps

PROJECT NARRATIVE

An Intergovernmental Agreement was signed on June 6, 1995 between the City of Scottsdale and the Scottsdale Unified School District to jointly develop the 75-acre site located at Thompson Peak Parkway and McDowell Mountain Ranch Road. The agreement outlines site ownership and improvement responsibilities for each party. Development of the site is being implemented in a two-phase process. In the first phase, the District developed its 35-acre parcel by constructing the McDowell Mountain Ranch Elementary and Middle Schools. The second phase will complete the City's 40-acre parcel, which can now proceed with \$10.4 million in voter-approved 2000 general obligation bonds.

The site currently includes an elementary and middle school, Phase I of Arabian Library, which also houses a City Citizens' Service Center, 3 lighted soccer fields and 2 lighted baseball fields, a restroom concession building, parking and walkways. A trailhead is also complete on the site and links to the public trail that goes through the McDowell Mountain Ranch community.

The approved master plan final phase includes a family aquatic center, skatepark, and fitness center attached to the existing gymnasium at the Middle School. In addition, lighted tennis courts, lighted sand volleyball courts, picnic area, open activity area, and playground is also shown.

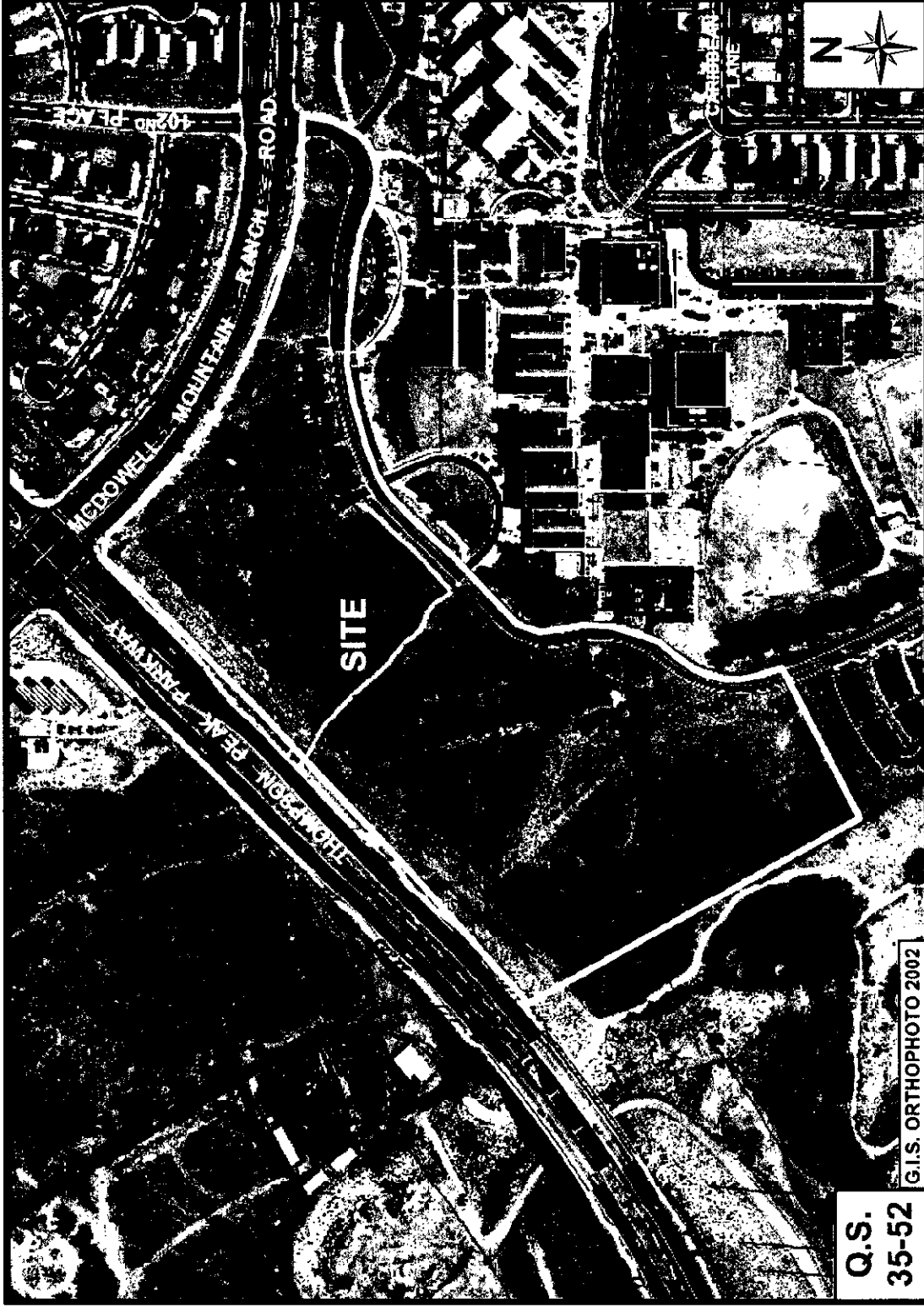
Many current residents of the master planned community of McDowell Mountain Ranch were not here in 1995 when this parks master plan was approved. Therefore a decision was made to seek public input on how the master plan might be revised to better serve the needs of the residents living there today. As a result of four well-attended neighborhood meetings beginning in November 2001, input resulted in the following:

- Shifting amenities to the south away from residences.
- Removing lighted tennis and volleyball courts from the plan.
- Removing the fitness center from the middle of the Middle School campus and locating it with the Aquatic facility.
- Adding another entrance off of Thompson Peak Parkway.
- Adding a loop road underneath Thompson Peak Parkway Bridge to and from Thompson Peak Parkway.
- Placing a traffic signal at 102nd Street and McDowell Mountain Ranch Road.



McDowell Mountain Ranch Park & Aquatic Center

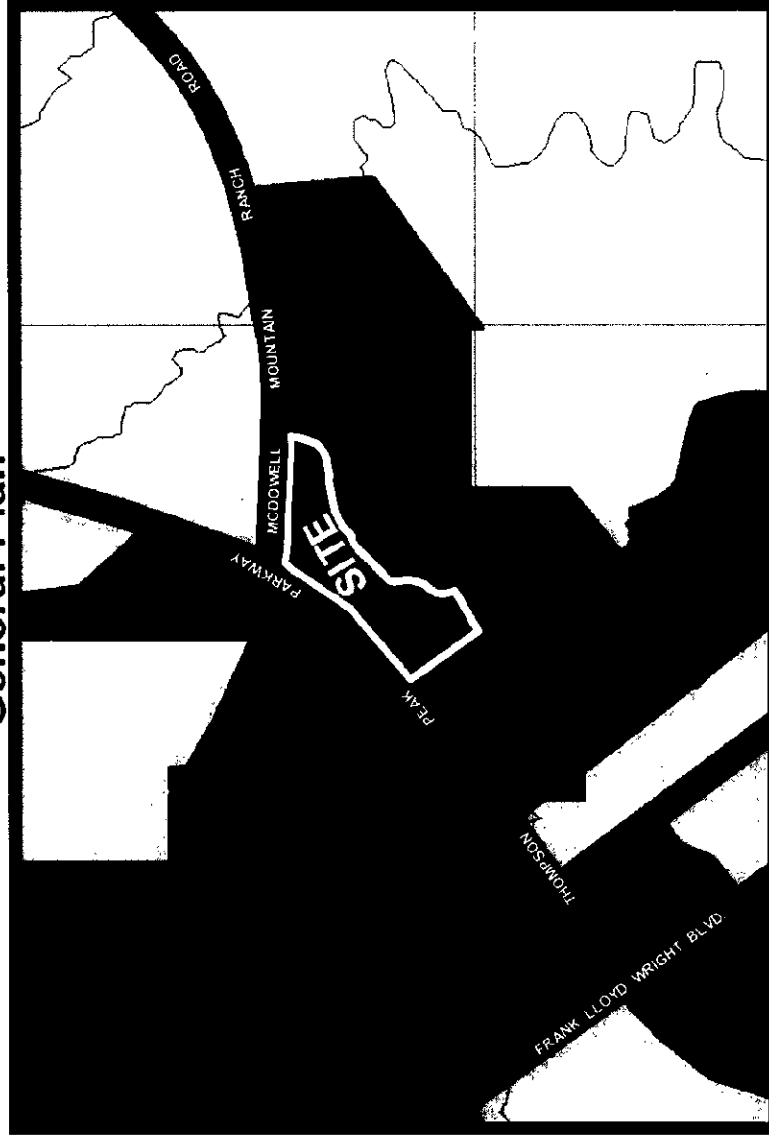
20-UP-1994#2



20-UP-1994#2

McDowell Mountain Ranch
Park & Aquatic Center

General Plan

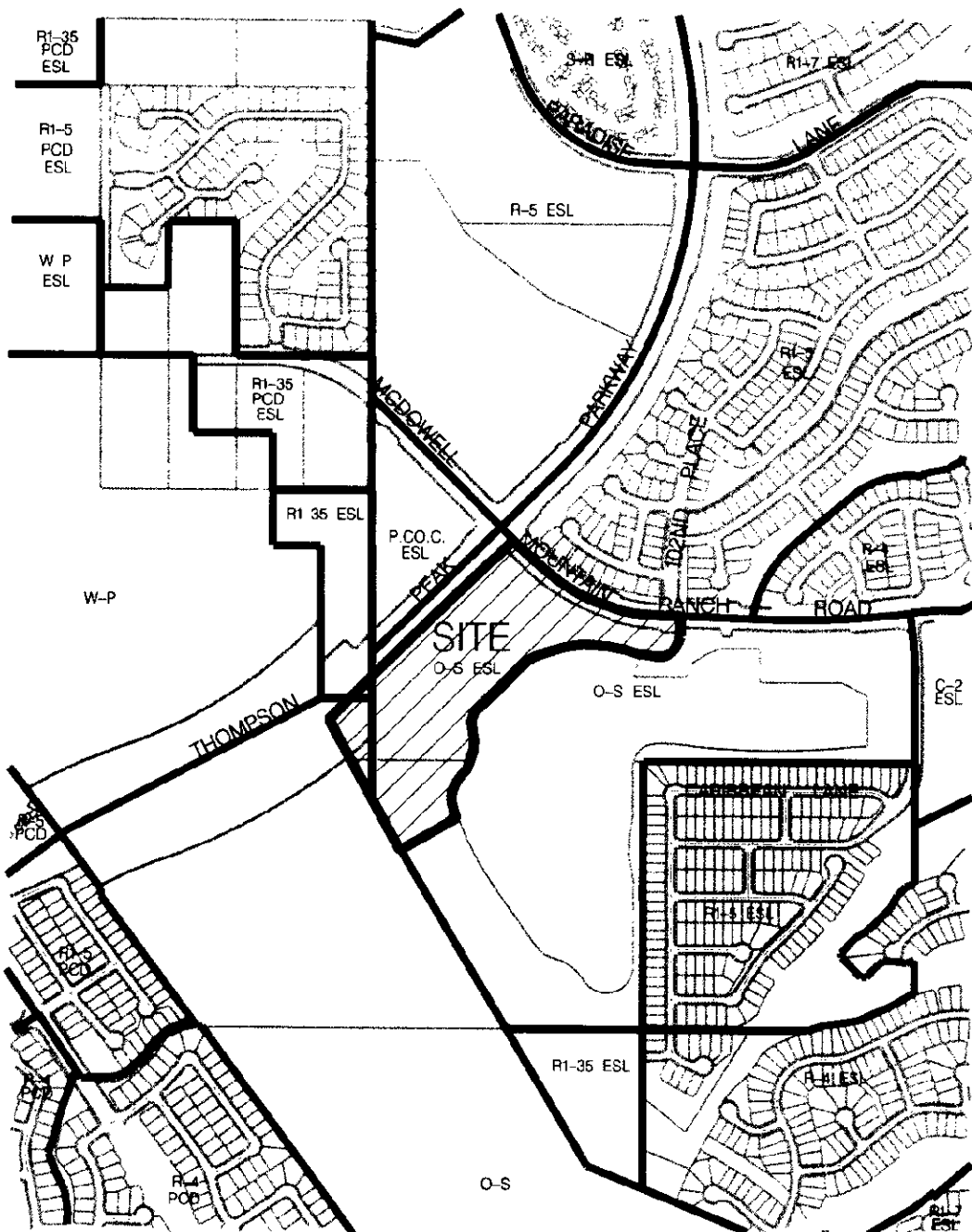


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|--|-------------------------|--|--|
| | Rural Neighborhoods | | Commercial |
| | Suburban Neighborhoods | | Office |
| | Urban Neighborhoods | | Employment |
| | Mixed-Use Neighborhoods | | Natural Open Space |
| | Resorts/Tourism | | Developed Open Space (Parks) |
| | Shea Corridor | | Developed Open Space (Golf Courses) |
| | Mayo Support District | | Cultural/Institutional or Public Use |
| | Regional Use District | | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |

- | | |
|--|---|
| | McDowell Sonoran Preserve (as of 4/2002) |
| | Recommended Study Boundary of the McDowell Sonoran Preserve |
| | City Boundary |
| | Location not yet determined |



20-UP-1994#2



20-UP-1994#2



MEADOWELL MOUNTAIN RANCH MUNICIPAL USE SITE

CITY OF SCOTTSDALE
OFFICE AND RECREATION
PUBLIC LIBRARY
SCOTT MOUNTAIN RANCH SCHOOL
MOUNTAIN RANCH SCHOOL
P. PARKING LOT

ORIGINAL APPROVED MASTER PLAN
7/1/94
City of Scottsdale

Attachment #11

20-UP-1994#2
10.07.0~



Conceptual Master Plan

Option A



City of Scottsdale

McDOWELL MOUNTAIN RANCH PARK/AQUATIC CENTER



Conceptual Master Plan
Option B

Stipulations

STIPULATIONS FOR CASE 20-UP-1994#2

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the site plan approved by the City Council. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a pedestrian circulation plan that shows how the park site connects with the school site to the east and the existing neighborhood trail system.
3. **LIGHTING.** With the Development Review Board submittal, the developer shall provide details, notes, and fixture and lamp cutsheets of all proposed exterior lighting, as well as a pre-curfew and post-curfew photometric analysis for the site, to the satisfaction of Current Planning staff. All lighting shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
4. **PARKING.** With the Development Review Board submittal, the developer shall provide a master parking study that clearly shows the required and provided amounts are being provided in accordance with the Scottsdale Zoning Ordinance.

ENVIRONMENTAL DESIGN

1. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form. (lower desert)
2. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
3. **NATURAL AREA OPEN SPACE-STAKING.** Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
4. **NATURAL AREA OPEN SPACE-PROTECTION DURING CONSTRUCTION.** Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
5. **NATURAL AREA OPEN SPACE-ADJACENT FENCES.** All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the natural grade.
6. **NATURAL AREA OPEN SPACE-REVEGETATION.** Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.

7. **HEIGHT OF NON-INDIGENOUS PLANT MATERIAL.** Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
8. **NON-PROTECTED NATIVE PLANTS.** Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.

CIRCULATION

1. **CIRCULATION AND ACCESS PLAN.** With the Development Review Board submittal, the developer shall submit a Circulation and Access Plan for the proposed park site, which shall be subject to approval by the City's Transportation Department. This plan shall indicate the location and design of all proposed site driveways, loop roads, internal vehicular drives, parking lots, median breaks, and auxiliary lanes, if any.
2. **LOOP ROAD.** If approved in the Circulation and Access Plan, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct a loop road from the proposed park site, underneath Thompson Peak Parkway, and connect to the north side of Thompson Peak Parkway.
3. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Thompson Peak Parkway - There shall be a maximum of two site driveways from Thompson Peak Parkway. This includes a maximum of one on the north side and a maximum of one on the south side of Thompson Peak Parkway. There shall be a minimum of 660 feet between the driveways and the intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road. The location of all site driveways, and the turning movements for each driveway, are subject to approval by the City's Transportation Department with the review of the Circulation and Access Plan.
 - b. McDowell Mountain Ranch Road - There shall be a maximum of one site driveway on the south side of McDowell Mountain Ranch Road, between Thompson Peak Parkway and 102nd Place. This driveway shall be right-in, right-out only and shall be located a minimum of 330 feet from the nearest street intersections.
4. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Thompson Peak Parkway, if approved in the Circulation and Access Plan by the City's Transportation Department to provide left-turn access into and/or out of the site, to the satisfaction of city staff, and shall relocate any existing landscaping that will be displaced, as determined by City staff.
5. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct right-turn deceleration lanes at the site entrances, if any, on Thompson Peak Parkway and on McDowell Mountain Ranch Road, and, if approved in the Circulation and Access Plan by the City's Transportation Department, on northeast-bound Thompson Peak Parkway at the intersection with McDowell Mountain Ranch Road in conformance with the Design Standards and Policies Manual.

6. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to City staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of all washes that exit the property.
 - b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - d. Include a complete description of requirements relating to project phasing.

ADDITIONAL INFORMATION FOR CASE 20-UP-1994#2

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. buffered parkways,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. major stormwater management systems,
 - f. walls adjacent to NAOS tracts and corridors,
 - g. signage,
 - h. Master Environmental Design Concept Plans from case 5-MP-93,
 - i. site circulation and site ingress and egress for both pedestrians and vehicles.

2. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

Traffic Analysis

**MCDOWELL MOUNTAIN RANCH AQUATIC CENTER
TRAFFIC IMPACT ANALYSIS SUMMARY
20-UP-1994 #2**

EXISTING CONDITIONS

The subject site is located on the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road (MMR Road). Thompson Peak Parkway is designated as a major arterial, which typically consists of three lanes in each direction. Currently the street has two lanes in each direction with an extra wide median to accommodate possible future expansion to three lanes in each direction if warranted by future traffic volumes. MMR Road is designated as minor arterial adjacent to the site. It also has two lanes in each direction with a raised median. Both of these four lane roadways have a design capacity of 35,000 vehicles per day.

Facilities: The site is currently occupied by Desert Canyon Middle and Elementary Schools and the City of Scottsdale's Arabian Library. There are three soccer and two baseball fields south of the middle school. The site under consideration is the undeveloped property to the west of these facilities along Thompson Peak Parkway.

Site Access: Site access is provided by Thompson Peak Parkway and MMR Road. Primary access to the site is currently provided from MMR Road via 102nd Street. Secondary access is also provided from MMR Road using 104th Street south to the school loop road, which connects 104th Street to 102nd Street around the school campus. Both of these intersections are currently unsignalized.

Traffic: Currently on Thompson Peak Parkway there are approximately 24,000 vehicles per day, and on MMR Road there are approximately 15,000 vehicles per day.

Level of Service: Level of service (abbreviated LOS) is a measure of how congested an intersection or section of roadway is under specific traffic conditions. The intersection of MMR Road and Thompson Peak Parkway experiences relatively low overall delay with the existing traffic volumes; however, for short periods of time certain traffic movements experience some significant delay. These movements are the westbound left-turn and the northbound right-turn at this intersection. This condition exists due to heavy volumes that are associated with the residential and school traffic that utilizes Thompson Park Parkway south of MMR Road to enter and leave the McDowell Mountain Ranch area.

The two unsignalized intersections of 102nd Street and 104th Street on MMR Road experience poor levels of service for the left-turn movements during the peak hours when school is in session due to the combination of high left-turn volumes exiting the site and through traffic on MMR Road.

PROPOSED DEVELOPMENT

A traffic impact study was prepared by Kimley-Horn and Associates, which examined the impacts from two proposed development scenarios. Development option "A" includes a proposed expansion of the Arabian Library with a minor expansion of the existing park facilities. Development option "B" also includes the expansion of the Arabian Library along with the development of a more intense community park.

OPTION A

The proposed development under Option A consists of an expansion of the existing Arabian library and a minor expansion of the existing park facilities that would include a small open recreation area and a playground area.

Facilities: The existing 8,400 square foot library would be expanded to an ultimate area of 25,000 square feet. The park improvements would consist of approximately two acres of improved area with grass areas for passive recreation, picnic tables, and some playground equipment.

Site Access: Access to the site would still be limited to the two intersections on MMR Road. The City of Scottsdale is planning to signalize the intersection of 102nd Street and MMR Road to provide improved access for the school traffic. The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane. Other traffic mitigation proposed would include modifications to the intersection of MMR Road and Thompson Peak Parkway. This would consist of adding a second northbound right-turn bay and extending the westbound dual left-turn bay.

Traffic: The estimated trip generation for the proposed development under Option A is shown in the table below. This library trip generation is based on data collected at the Mustang Library. The trip generation also utilized information contained in the Institute of Transportation Engineer's *Trip Generation*, which provides trip generation estimates based on studies of similar land uses from around the United States.

Trip Generation – Option A

| Land Use | Daily Total | AM Peak Hour | | | Pre-Peak | | | PM Peak Hour | | |
|---------------------------|-------------|--------------|-----|-------|----------|-----|-------|--------------|-----|-------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Arabian Library Expansion | 648 | 18 | 8 | 26 | 33 | 37 | 70 | 25 | 31 | 56 |
| MMR Park Expansion | 30 | 3 | 3 | 6 | 3 | 3 | 6 | 33 | 3 | 6 |
| Total | 678 | 21 | 11 | 32 | 36 | 40 | 76 | 28 | 34 | 62 |

The a.m. peak hour represents the highest hourly volume expected during the 7 a.m. to 9 a.m. normal rush hour period. The p.m. peak hour is the highest hourly volume expected during the 4 p.m. to 6 p.m. normal rush hour period. The prepeak hour is the expected traffic volume during the afternoon period that coincides with the adjacent schools dismissal times.

Level of Service: These street improvements associated with the development of Option A would not only prevent the project from increasing delay, but would improve conditions over what they are today. The two critical movements at the intersection of MMR Road and Thompson Peak Parkway, the northbound right-turn movement and the westbound left-turn movement, would be improved. Access at the intersection of MMR Road and 102nd Street would be significantly improved by allowing the northbound left-turns to be made from a separate turn lane with signal control.

OPTION B

The proposed development under Option B consists of the library expansion and the development of a community park with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas.

Facilities: The existing 8,400 square foot library would be expanded to an ultimate area of 25,000 square feet. The aquatic center would contain a 25-yard competitive area with a leisure pool component. The fitness center would be ancillary to the pool facility. The skate park, playground, and open recreation areas would be similar to those found in other public parks within the city.

Site Access: Additional access would be provided with the development of Option B. A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street. Also, an additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge. Deceleration lanes would be constructed at both of these new driveways. The other mitigation measures outlined under Option A would also be constructed.

Traffic: The estimated trip generation for the proposed development under Option B is shown in the table below. This trip generation is also based on data collected at the Mustang Library and Cactus Park and contained in *Trip Generation*.

Trip Generation –Option B

| Land Use | Daily Total | AM Peak Hour | | | Pre-Peak | | | PM Peak Hour | | |
|---------------------------|-------------|--------------|-----|-------|----------|-----|-------|--------------|-----|-------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Arabian Library Expansion | 648 | 18 | 8 | 26 | 33 | 37 | 70 | 25 | 31 | 56 |
| MMR Park & Aquatic Center | 2,740 | 45 | 32 | 77 | 182 | 155 | 333 | 287 | 245 | 532 |
| Total | 3,388 | 63 | 40 | 103 | 215 | 192 | 403 | 312 | 276 | 588 |

Level of Service: The additional site access combined with the mitigation measures would improve conditions over what they are today. The two critical movements at the intersection of MMR Road and Thompson Peak Parkway, the northbound right-turn movement and the westbound left-turn movement, would again be improved. Access at the intersection of MMR Road and 102nd Street would be significantly improved by allowing the northbound left-turns to be made from a separate turn lane with signal control. The traffic that would be generated by the Aquatic Center would have direct access to Thompson Peak Parkway via the new site driveway. The Aquatic Center and Park traffic could be separated from the adjacent school traffic by use of a vehicular gate.

COMPARATIVE LEVELS OF SERVICE

Level of Service/Average Control Delay (in seconds) Main Intersections

| | Existing Conditions | | Option A | | Option B | |
|-----------------------|----------------------------|-------|-----------------|-------|-----------------|-------|
| A.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay |
| MMR & TPP | C | 21.9 | C | 21.1 | C | 21.3 |
| MMR & 102nd | F | 120+ | B | 16.7 | B | 16.8 |
| | | | | | | |
| Pre-Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay |
| MMR & TPP | C | 26.2 | C | 20.3 | C | 20.6 |
| MRR & 102nd | F | 120+ | B | 16.6 | B | 18.1 |
| | | | | | | |
| P.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay |
| MMR & TPP | C | 32.3 | C | 21.9 | C | 22.1 |
| MRR & 102nd | F | 120+ | B | 16.0 | B | 17.8 |

Level of Service/Average Control Delay (in seconds) Critical Movements

| | Existing Conditions | | Option A | | Option B | |
|-------------------------------------|----------------------------|-------|-----------------|-------|-----------------|-------|
| A.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay |
| WB Lefts at TPP & MMR | B | 17.5 | B | 17.5 | B | 17.5 |
| NB Rights at TPP & MMR | A | 8.2 | A | 5.8 | A | 5.8 |
| NB Lefts at 102 nd & MMR | F | 120+ | C | 24.3 | C | 27.6 |
| | | | | | | |
| Pre-Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay |
| WB Lefts at TPP & MMR | D | 37.3 | B | 14.8 | B | 15.1 |
| NB Rights at TPP & MMR | A | 9.9 | A | 6.2 | A | 6.1 |
| NB Lefts at 102 nd & MMR | F | 120+ | C | 24.6 | C | 34.3 |
| | | | | | | |
| P.M. Peak Hour | LOS | Delay | LOS | Delay | LOS | Delay |
| WB Lefts at TPP & MMR | E | 58.3 | B | 14.3 | B | 14.8 |
| NB Rights at TPP & MMR | B | 19.9 | A | 7.1 | A | 7.0 |
| NB Lefts at 102 nd & MMR | F | 120+ | C | 29.7 | C | 30.6 |

Additional Information:

In order to address future traffic conditions that may occur with the extension of Thompson Peak Parkway, the consultant performed capacity calculations for the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway assuming an additional 10,000 vehicles per day is added to the existing northbound and southbound through movements. The results of this analysis indicate that the existing geometry at the intersection has the capacity to accommodate these volumes.

Summary:

Development of the site under Option A, expansion of the Arabian Library and a minor expansion of the existing park facilities, would result in an estimated additional 678 daily trips. There would be an estimated additional 32 trips during the a.m. peak hour, 76 trips during the pre-peak hour (the afternoon period that coincides with the adjacent schools dismissal times) and 62 trips during the p.m. peak hour.

Development of the site under Option B, expansion of the Arabian Library and the development of a more intense community park (with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas), would result in an estimated additional 3,388 daily trips. There would be an estimated additional 103 trips during the a.m. peak hour, 403 trips during the pre-peak hour, and 588 trips during the p.m. peak hour.

Site access will be improved with the development of either scenario. The City of Scottsdale is planning to construct a traffic signal at the main entrance into the schools, 102nd Street and McDowell Mountain Ranch Road. Other improvements associated with both Option A and Option B are the following:

- The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane.
- A second northbound right-turn bay will be added to the intersection of MMR Road and Thompson Peak Parkway.
- The westbound dual left-turn bay will be extended at the intersection of MMR Road and Thompson Peak Parkway.

With the development of Option B additional site will be provided:

- A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge.

The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or Option B with less delay than is experienced today, especially at the locations of highest congestion.



MEMORANDUM

DATE: February 26, 2003

TO: John Little, COS Transportation General Manager

FROM: Jennifer Kroening, COS Transportation Department

RE: McDowell Mountain Ranch Park and Aquatic Center
Accident Summary

cc: Phil Kercher, COS Transportation Department

A review of accident trends near the site for the proposed McDowell Mountain Ranch Aquatic Center has been conducted. Accident data from January 2001 through December 2002 was evaluated. Accidents were evaluated at two major signalized intersections and along two segments. The major intersections are Thompson Peak Parkway & Frank Lloyd Wright Boulevard and Thompson Peak Parkway & McDowell Mountain Ranch Road. The segments are Thompson Peak Parkway from Frank Lloyd Wright Boulevard to McDowell Mountain Ranch Road and McDowell Mountain Ranch Road from Thompson Peak Parkway to 105th Street. The number of accidents and the accident rate for each location is presented in the table below. The accidents were evaluated for trends in time of day, time of year, type of collision, and direction of travel. Accident rates were computed using traffic volumes collected during 2001 and 2002. Accident rates for intersections are expressed in number of accidents per million vehicles entering the intersection. Accident rates for segments are expressed in number of accidents per million vehicle miles traveled.

ACCIDENT TABLE

| Location | 2001 | | 2002 | |
|---|---------------------|---------------|---------------------|---------------|
| | Number of Accidents | Accident Rate | Number of Accidents | Accident Rate |
| <i>Intersection</i> Thompson Peak Parkway & Frank Lloyd Wright Boulevard | 9 | 0.55 | 11 | 0.67 |
| <i>Segment</i> Thompson Peak Parkway: Frank Lloyd Wright Boulevard to McDowell Mountain Ranch Road | 5 | 0.62 | 4 | 0.50 |
| <i>Intersection</i> Thompson Peak Parkway & McDowell Mountain Ranch Road | 3 | 0.32 | 2 | 0.21 |
| <i>Segment</i> McDowell Mountain Ranch Road: Thompson Peak Parkway to 105 th Street | 2 | 0.69 | 3 | 1.02 |

The Citywide Average Intersection Accident Rate for 2000 was 0.53 accidents per million vehicles entering the intersection. The Citywide Average Segment Accident Rate for 2000 was 1.68 accidents per million vehicles miles traveled. The intersection of Thompson Peak Parkway & Frank Lloyd Wright Boulevard has an accident rate slightly higher than the citywide average. The other three locations have accident rates significantly lower than the citywide average.

Of the 20 accidents at the intersection of Thompson Peak Parkway & Frank Lloyd Wright Boulevard there were 12 rear end collisions, 4 left turn collisions, 3 angle collisions, and one single vehicle collision. Two of the 20 intersection collisions involved injuries greater than bumps and bruises. There are no other patterns among the 20 intersection collisions.

For the segment of Thompson Peak Parkway between Frank Lloyd Wright Boulevard and McDowell Mountain Ranch Road, 6 of the 9 accidents occurred at the signalized intersection of 100th Street & Thompson Peak Parkway. Four of the six collisions at 100th Street were left turn collisions and two were angle collisions. All of the crashes at the intersection involved an eastbound vehicle on Thompson Peak Parkway. The three remaining segment collisions that did not occur at 100th Street were a single vehicle crash, a sideswipe between vehicles traveling in opposite directions, and a rear end accident. Two of the 9 collisions involved injuries greater than bumps and bruises. There are no other patterns among the 9 segment collisions.

At the intersection of Thompson Peak Parkway & McDowell Mountain Ranch Road, there were two rear end collisions, an angle collision, a left turn collision, and a collision involving a bicyclist. Two of the 5 collisions involved injuries greater than bumps and bruises. There are no other patterns among the 5 intersection collisions.

For the segment of McDowell Mountain Ranch Road from Thompson Peak Parkway to 105th Street, two of the collisions were at 102nd Place, two were at 105th Street, and one was between 102nd Place and 105th Street. There were two single vehicle collisions, one angle collision, one left turn collision, and one collision involving a bicycle. None of the collisions involved injuries greater than bumps and bruises. There are no other patterns among the 5 segment collisions.

CONCLUSION

A review of accident trends near the site for the proposed McDowell Mountain Ranch Aquatic Center has been conducted. Two major signalized intersections and two roadway segments were studied. The number of accidents and the accident rate for each location was evaluated. For three of the four locations, the accident rates were below the citywide average. The accident rate at the fourth location, the intersection of Thompson Peak Parkway and Frank Lloyd Wright Boulevard, was slightly above the citywide average. There were no unusual patterns or safety concerns at any of the locations.

Noise Analysis

SITE NOISE ANALYSIS

- At Cactus, the nearest home is 100 feet from the wall of the pool
- At Chaparral Pool, the nearest home is 60 feet from the chain link fence that surrounds the pool
- At MMR, the nearest resident will be 1100 feet from the pool.

Sample noise level readings from Cactus Pool:

- | | |
|---|---------|
| • Normal evening pool activities | 70 dB |
| • Water exercising / yelling | 72 dB |
| • Recreation level swim meet w/ Colorado timer | 75 dB |
| • Reduction in noise level for distance to homes | (41 dB) |
| • Reduction in noise level for landscape / barriers | (10 dB) |
| • Estimated maximum noise level at nearest home | 24 dB |

NOISE COMPARISON

Estimated maximum noise level at nearest home 24 dB

| | |
|-------------------------------|--------------------------------|
| Power Mower (@ 25') | 100 dB |
| Heavy Diesel Truck (@ 50') | 90 dB |
| Alarm Clock (@ 2') | 80 dB |
| Freeway Traffic | 70 dB |
| Air Conditioning Cond. (@15') | 60 dB |
| Large Transformer (@100') | 50 dB |
| Bird calls | 40 dB |
| Quiet Resid. Neighborhood | 30 dB |
| Rustling Leaves | <u>20 dB</u> |
| Just Audible | 10 dB |
| | 24 dB Aquatic Center (@ 1100') |



Public Involvement

This attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

PRC Minutes

Minutes of the Regular Meeting
Parks and Recreation Commission
Wednesday, November 6, 2002

Present: Chairperson Bill Heckman, Commissioners Shelley Anderson, David Fortney, Leigh Hersey, Nona Oliver, and Stephen Owens

Absent: Commissioner Lynn Timmons Edwards

Staff Present: Debra Baird, Brad Bishop, Deputy Chief Cocca, Jona Davis, Bill Exham, Steve Lehmann, John Little, Bill Murphy, Officers Paul Arnold and Chris Hall, Marc Ranney, Will Scott, Chris Thom, Judy Weiss, Rose Williams, and Brad Wisler

CALL TO ORDER

Chairperson Heckman called the meeting to order at 5 p.m.

MOMENT OF SILENCE

Chairperson Heckman asked everyone to observe a moment of silence.

APPROVAL OF THE MINUTES

Commissioner Hersey moved the minutes of the Regular Meeting of October 2, 2002 and the Work Study Session of October 23, 2002 be approved as submitted. Commissioner Anderson seconded and the motion carried unanimously.

MCDOWELL MOUNTAIN RANCH REVISED MASTER SITE PLAN

Bill Exham, Community Services General Manager, presented the revised master site plan for the proposed Phase 2 of the McDowell Mountain Ranch Park to be located at Thompson Peak Parkway and McDowell Mountain Ranch Road. Mr. Exham provided the Commission with an overview of the project including the history, planning, issues, demographics, and concerns. Mr. Exham advised that, if the Commission could not come to a consensus on the options presented, then the plan would revert to the original master plan. The timing of the construction will depend on the economy due to the operation and maintenance costs associated with the development of the site. Upcoming meetings on this issue will include the Planning Commission on November 13, 2002 and the City Council on January 6, 2003. Phil Weddle, Weddle and Associates, presented the master plan for the site including traffic and site analyses and the proposed improvements as a result of the findings.

Commissioner Fortney asked what was the purpose for the small road at the library. Mr. Weddle said it provides a right in and right out of the site for the library and allow direct access to the library, therefore reduce the pressure at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway.

Commissioner Anderson asked if the installation of the gate was at the school's discretion. Mr. Weddle said it is being proposed as an option and it will be up to the school and the City's Parks Department to determine how to manage it. Commissioner Anderson asked if it would be installed initially. Mr. Weddle said it would.

Chairperson Heckman noted that, in all the information, all traffic studies we have seen to date indicate the loop road is not needed to mitigate any traffic concerns. John Little, General Manager of Transportation, said that the site is not dependent on the loop; however, the road does offer some advantages for the site from a traffic circulation standpoint and would be supported by the Transportation Department. Chairperson Heckman asked if the road proves to be necessary is the funding available to include the road. Mr. Little said it was. Commissioner Anderson asked if Option B as presented includes the loop road. Mr. Little said it does.

Chairperson Heckman called for any public comments.

Christine Schild, 10849 E. Jasmine Dr., said she supports Option B. She is a participant in activities at many parks. She moved to Scottsdale in 1993 to be close to Scottsdale Ranch Park. She is familiar with traffic generated by a park. She has researched this project and was told about the plans for the center and a sign was placed on the property. There were initial concerns because there was only one entrance. A light will be added at 102nd Way and a separate entrance to the park. The site will have little impact on traffic on Thompson Peak Parkway. The skateboard park will be a safe place for teens to congregate. The community needs recreation facilities within walking distance. Residents want the fitness center and Scottsdale needs another pool. The nay-sayers are similar to those that thought the ice den would affect the values. It has had a positive impact on the community and the aquatics center will do the same. She urges the Commission to recommend approval of Option B with at least a single lane loop road.

Patricia Hanshaw 10778 E Palm Ridge Dr., stated she is a native Arizonan and has lived in Scottsdale about 2-1/2 years. McDowell Mountain Ranch is a unique community as there is only one way in and one way out. There was an occasion where she was trying to leave her house and go down to 107th. A car caught on fire on the bridge so there was no access. The community has the potential to be landlocked and not have access to help. She feels that Option B would bring too much traffic. Sometimes it takes 4 to 6 lights to get out or into the community. Many children and people will get impatient because it takes so long. Then the children will suffer because the people will drive faster and more wildly when they are anxious and upset. She urges the Council choose the DMB property and locate this somewhere else.

Kim Abbs, 9719 E. Pine Valley Rd., asked the Commission to approve the proposed center, skateboard park, and fitness center at this site. She has been a resident for 19 years and has lived at Scottsdale Horizon for 10 years. The center is closer to her home than many McDowell Mountain Ranch residents so she feels her opinion is as important as anyone's. She voted to approve the bond for the park, as did the majority of neighbors. A resounding amount of citizens she has spoken with want the pool here and are tired of the delays. The Bond vote should count. With 3 children participating in swim and with her oldest daughter a competitive diver, she said we have needed a 4th pool desperately for years. There are long waiting lists, crowds, and the current pools are at inconvenient locations for this area. This is the right place for the pool, skatepark, and park, with the right access, and the right size.

Kenneth Lewis, 11026 E Verbena Lane, is in favor of the project. His business is an engineering consultant and Scottsdale is one of his biggest clients. He originally didn't think it was necessary until he saw some incorrect information about a year ago. A group was formed to address the issues sensibly and the group has met with several council members to have objective discussions about the project. It is a beautiful project. Fact 1 – a pool is needed; Fact 2 – the facility has been planned for over 10 years; Fact 3 – this is the 3rd Phase of a 3 Phase project; Fact 4 – was concern about the traffic; Fact 5 – the traffic concerns have been addressed; Fact 6 – there were safety concerns; Fact 7 – the safety issues have been addressed through the physical separation from the school and the skatepark is visible from the center; Fact 7 – no other site has the benefits of this site; Fact 8 – it would be very expensive to start the planning process at other sites.

Gary Neiss, 16488 N. 106th Pl., is a resident of McDowell Mountain Ranch, and speaking for a group that formed in support of the facility, the McDowell Mountain Ranch Park Task Force. Many made the choice to move to this community to be close to public amenities not further away. This is not a regional use and not similar in scale to commercial water parks. It is a community park. The function is to serve adjacent neighborhoods and schools. It makes sense to locate them next to schools as they serve children. There is access to pathways and trails. The vision of McDowell Mountain Ranch Park epitomizes what constitutes a community park. It is a family oriented community. Mr. Neiss read a quote from the McDowell Mountain Ranch website which a copy was distributed to the commission. This is a spot to bring neighborhoods together and not separate them. Trails have grade separations throughout the development. This park has a long history. Mr. Neiss outlined the history and provided the Commission with some demographic information regarding the planning unit the site is located in. The voters ratified the General Plan and the zoning ratifies the park. A Master Plan provides for a sense of predictability. The Master Plan was adopted in 1995 prior to most of the homes being developed. In the year 2000 both

McDowell Mountain Ranch and Scottsdale Horizon Community supported the line item to build the center by a 3-1 margin. The issues have been addressed including traffic concerns. The desert character is being preserved through the Natural Area Open Space. Parks belong next to residential areas so those that are the least mobile, like children, can access them. There are approximately 13,000 children that will have access to the site. Why should those who made a less informed decision penalize those families that made an informed decision to be close to an aquatics center and these types of amenities. Now is the time to build it. Chairperson Heckman asked if the 13,000 children under the age of 18 were in the immediate area of only McDowell Mountain Ranch. Mr. Neiss said it included both the greater McDowell Mountain Ranch area and the Scottsdale Horizon area.

Sandy Esmay, 10618 E. Betony Dr. and an employee of Sunbelt Holdings, developer for this community said from the very first printed piece of information Kurt Smith advised the community about the proposed park site through quotes and publications. The proposed park has been a very positive amenity that the developer has associated with the development. Ms. Esmay has made over 1,000 presentations to potential homeowners and she doesn't recall one instance of telling a potential buyer about this site and ever getting a negative reaction. All of the modern maps produced from 1995 to now show the complete built out site featuring the pools and so forth. The City opened a Citizen Service Center at the School in 1996 and information about the site was available there also. Finally, when the Information Center closed in June of 2000 Sunbelt mailed newsletters to all residents and the site was outlined there. Ms. Esmay provided copies of all these documents to the Commission.

Charles Black, 16593 N. 105th St., is against the center. Where were the numbers the previous speaker spoke of when a vote was taken and was against the project by 3 to 1 which is a percentage greater than those that elected City officials. He is against it for safety reasons and concerns for the children. The residents already have pools. The people who want the park are from outside the community. There are over 1,000 people who don't want it. The numbers that say there are 100s of thousands of people that want the facility amazes him. He is not sure which information center he went to but he didn't hear about this. It comes down to fact that we are concerned about children, things that may occur at the center, the proximity to the school, and the traffic volume. He is amazed about the traffic studies and stands in opposition and asks the Commission to vote no.

Don Loper, 10761 E. Laurel Ln., has a daughter going to the school and has a vested interest in the safety of children at the center. After hearing about traffic he decided to go out and get his own information. He displayed photographs he took of the traffic flow in the area in the morning and afternoon hours. He hopes the Commission sees a pattern to the pictures. The site is about ¼ mile from the nearest home and the final phase of a park designed in 1995 and is already 30% complete. Traffic issues have been resolved. He doesn't want to argue about the validity of surveys, comment cards, etc. The real reason to build the park is that we are a democratic society and have resoundingly voted yes. Build it now.

Mary Lee Sturgen, 10883 E. LeMarche Dr., noted the opposition is from primarily senior citizens in this development. She is here in favor of Option B. She has lived in Scottsdale since 1963 and is here on behalf of children of the community who are the primary users. Her granddaughter is here to speak tonight also. There are many reasons this is needed for the children. Cactus Pool is overcrowded. We need to provide more lessons for children to help to reduce drawings. These types of opportunities give children the ability to develop self-esteem, confidence and physical powers. Some have advocated building this at an alternate site and that may need to be done at some future point. She hopes she is alive to plead with the Commission to build that one also in addition to McDowell Mountain Ranch Park. She thanked the Commission and staff for doing a yeoman's job to make this site better.

Callie Decher, 10473 E. Star of the Desert Dr., attends the elementary school and swims at Cactus Park. She has to be driven to Cactus Park. She would rather have a closer location and feels it would eliminate traffic. After practice one day she saw people out collecting vote of yes or no on this project. None of them asked her or came to her house so she feels all of the votes were not collected. As to the noise it would bring to the community, what would the community be without parents cheering for their children.

Dwayne Richard, 16519 N. 106th Way, has lived in the community for 6 years and has seen change and growth during that time. He knew about each one of the projects (school, park, pool) prior to moving to the community. He did his homework. There golf course is close by and there have been no complaints about it. He remembers the same concerns expressed about the ice den. They didn't happen and it won't happen at this facility either. Traffic is a problem but if so many people didn't pick up and drop off their children at school there would be less traffic. Parents insist on driving their children rather than letting them walk or ride the bus. There are speed problems and that must be policed. Amenities are built to increase the quality of life in the development. When the football fields were built there were 100 families that didn't have to travel to participate in Pop Warner. Please don't give in to the nay-sayers and those trying to steer us with unfounded fear. This has been in plans and has been approved so approve Option B. Please don't take away the aquatics park.

Daniel Sommer, 10346 E. Morning Star Dr., and Co-chair of McDowell Mountain Ranch Park Committee, wants an aquatics center but not at this site. This is not a nimby issue. The City has done studies of alternate sites such as site "L" which the committee recommends. This site has received the thumbs up by the City. There aren't any houses near the site. The Master Plan was approved a long time ago and the Bond was approved in 2000, however Master Plans change all the time. Mr. Sommer cited examples of previous Master Plans that have changed. Master Plans change to adapt to what is going on. The Bond issue asked "Do you want an aquatics center and expand the library" and people voted for it. Now that people understand what is to be at the site 72% of the McDowell Mountain Ranch residents responded that they did not want the center at this site (21% of all residents responded). The survey was done by the homeowners' association not the committee. McDowell Mountain Ranch has already given to the Scottsdale community through other amenities. The Kimley Horne map does not include some commercial development along Thompson Peak Parkway. When development is completed north of Thompson Peak Parkway there will be an additional 10,000 cars on that roadway. This does not include the increased traffic for the aquatics center and the library. The study was done in October. Why wasn't it done using the numbers in June when more people will be using the park. The numbers are low. The count does not include the 1,700 homes being built north of Bell. The road will be over its capacity. The Commission's recommendation to the City Council carries a lot of weight. Don't sacrifice the quality of life at McDowell Mountain Ranch for the "Betterment of Scottsdale." The residents have the right to live in peace. Please move the aquatics center to the alternative location "L." This is a site where everybody wins. Chuck Wright, Kimley Horn, said the all the uses generating traffic in the area were taken into consideration including the aquatics center and the school. The school activity is virtually non-existent in the summer and the activity at the aquatics center would be higher in the summer. The study tried to use a cross-section of conditions and determined that, with the school and overall increases in trips in the winter as a result of increased population, it was determined that October would be a good representation of traffic to use for the study. Chairperson Heckman asked if October was a typical time of the year for volume. Mr. Wright said, while other periods may have more volume, October proves to be typical for designing purposes. Chairperson Heckman asked what the traffic count would be on Thompson Peak Parkway when other developments are built. Mr. Wright said the numbers were compared for a typical 4-lane roadway. This was more refined by the turning movements verses the through movements and a sensitivity analysis was done. It was determined the roadway could accommodate the projected additional 10,000 cars per day without any problems. Chairperson Heckman asked what additional traffic the center will bring over and above any additional development. Mr. Wright said it would be less than 10%. Mr. Little said when projections are done they are not projecting that all the traffic will be on Thompson Peak Parkway. Completion of the road to the north will offer an alternative to going through McDowell Mountain Ranch. Union Hills will be a 4-lane road with a 35,000-car capacity along with other roadways that will provide a broader traffic network than is in place today.

John Blangiardo, 10823 E. Autumn Sage, is a retired educator. He grew up in Brooklyn and knows how important parks are. He is not opposed to aquatics or skatepark but is opposed of placing the aquatics center at McDowell Mountain Ranch. He took time to visit the Wedge and Paradise Valley skateparks and they are effective facilities with lots of open space around them. That is not the case at this facility as it is being squeezed into a postage size space. There is a need for these facilities and there are requests from youth to build them. This is not an appropriate amenity at this site. McDowell Mountain Ranch does suffer from vandalism, evidence of alcohol abuse and use, and theft of the community property. He

visited Horizon to look at the portable skate equipment and it was closed because of midnight break-in in at the facility. The matter had not been reported to the police and staff is dealing with it internally by not allowing access for a week as a consequence. Kids will be kids but when a park is built in an appropriate space it does not become a nuisance to the community that surrounds it. The loop road will be an extension of the skatepark. The multi-age use of the skatepark is also a concern. We should work together to find a site that will work. Commissioner Oliver asked where would you like it. Mr. Blangiardo said DC Ranch seems to be an appropriate space as they have so much vacant land and we owe it to the children to find adequate facilities. Commissioner Oliver asked how much of the land "L" does city own now. Judy Weiss, Manager in Parks, Recreation & Facilities, said the City is in the process of obtaining that sight through a swap with DMB for another site. Mr. Blangiardo said the city is doing a disservice to cut back the size of the site. Chairperson Heckman noted the cut back resulted as a result of a request from the community. There is plenty of space to build the full 30,000 sq.ft. Commissioner Oliver asked how much it would cost. Ms. Weiss said the cost to the taxpayers would be zero.

David Matisou, 10447 E. Texas Sage Ln., can't imagine how the Parks and Recreation Department and the Commission can justify the intensive uses that are being proposed at this site. The area is already stressed with traffic. There are lit fields at the site. There is planned commercial development and that will increase. There is Westworld, Horizon Park and much more along with plans for future development. One of the intended major users is the Cavecreek School District. That boundary is at Jomax. He suggests moving this facility into the area that is to be served by it. All parks are from the canal south. Everything north is unlit. The City needs additional recreational facilities. It is not being put into the area that needs it. The loop road should be a stipulation of the plan. He spoke to staff and they indicated that the amenities that were removed from the park would cover the costs of the road. He disputes that claim. The consultant recommended that 2 lanes of traffic be done to accommodate the use. That means the City would have to purchase additional land, which is US Government land that is worth \$17 million by the Assessors. There is a tremendous lack of planning. He asked the City for the plans and you can't get the plans unless you have the case number. The plans say that specifics will be arrived at for this site at a future time. We are still waiting for those specifics. Is it appropriate to put water slides and lazy rivers in a desert community that is an environmentally sensitive area. He does not think so. There are so many lights, retail, and intensive use in this area. Chairperson Heckman said the largest concentration of youth is in this area. Mr. Matisou said that the trails map put the largest concentration north of this area. Chairperson Heckman said, on the lack of specifics, we have to get through this process in order to get to the point of developing the site.

Lowell Hicks, 11007 E. Winchcomb Dr., said an undeveloped location should be selected for these amenities where the streets would be planned and developed to accommodate the traffic. He has great safety concerns for children pedestrians and motorists. The Kimley Horn study confirms this. He found the previous presentation interesting. If there is no loop road there are great concerns for traffic and safety on Thompson Peak Parkway and McDowell Mountain Ranch Road.

Arthur Mones, 15050 N. Thompson Peak Parkway, said there would be an intrusion from the noise, emissions, accidents, and increased traffic. There will be an immediate 11% increase in traffic in his neighborhood and it will increase 7% per year. There are no mandates to locate the facility at McDowell Mountain Ranch Road. According to staff there was no disclosure. He looked at the map at the sales office a week ago and there was no map there about the site. The City has identified 12 alternate sites with no intrusion to the neighborhoods of which 5 are free, 4 could be leased, and 3 could be purchased. The City needs to be more creative. None of the purchase numbers are insurmountable. He looked at the budget and found \$13 million in discretionary funds for outside services. Avoidance is an issue. Look at the low noise asphalt along the freeway that is costing the City millions. The Commission is appointed by the City Council and he is asking the Commission declare their independence and assert their integrity to send a message to the Planning Commission and Council that you can do good things for recreation and protect people from intrusion. Cactus Pool is only 5.5 miles away and serves the need. Do the right thing for the whole city.

Bob Alico, 11043 E. Winchcomb, thinks the Commission should have a lot of questions. There was a break-in at Horizon. The police said at a previous meeting that there is no safety or vandalism problem.

He questions any statistics that he hears if you can report what you want to report. He has listened to the traffic people at one meeting. He looked at it and nowhere do the studies address the aging of the community. It has been stated there are over 13,000 kids in the community but nowhere were they factored into this. This is probably the most unsafe school he has ever seen. The park will throw in a tremendous number of visitors. The City and Commission has a responsibility and it is called in local parentis meaning you have the responsibility like a parent. Is this the safest thing to do for all these kids. He hopes the Commission uses this as a measuring stick.

Scott Graham, 10651 E. San Salvador Dr., is pro community and pro kids and activities. We should look at facilities such as Scottsdale Ranch Park as assets. We would not have any amenities if we take the approach of those who are against this project. Scottsdale Ranch Park is near his house and he has not noticed any change in crime, traffic. The properties have increased by almost 50%. It is for kids from within and outside of the neighborhood. People in the Scottsdale Ranch Community welcome McDowell Mountain Ranch residents to their senior center, parks, and facilities. All of these amenities have added to the experience of growing up in Scottsdale. Please, as the Commission looks at the issues, look past the emotional things, as they are general more imaginary than real. Think young. Please approve this as planned.

Ken Moore, 14615 N. 100th Way, represents the Arcadia Scottsdale United Soccer Club that is 2,500 children strong. He is for anything that benefits kids and their activities. He has spoken to many people and everybody seems to be for the skatepark and aquatics center. His son is looking forward to having the skatepark there. If it is located further north there is no way to get to it except driving. It needs to be done in this area. There are many against the park but there are many for it. We need to do it and what is best for the kids.

Joy Russell, 9106 N. 115th St., was told of a study that was done by ASU and the Morrison Institute called "Five Shoes Waiting to Drop" that talks about future impacts. It states that choices need to be made to be viable and parks are a must. We need to start being smart. She has served as a commissioner, on the PTO, and secretary of an Arizona swim corporation. The report clearly states that officials will have to make tough decisions and they must do what is best for the entire community, economic security, and the overall quality of life. There have been 2 votes on this issue. Backyard pools bring the need for safety concerns for the children. That then brings the need for organized swim lessons. Teams share Cactus Pool with other users. Meets are held at the same time. That would never happen with a football or basketball team. We need more pools in this community. If kids have something to do they will not get into trouble. All areas of Scottsdale share in the load that growth brings to the City. We all shared in the economic boom that raised values of homes. The bottom line is that we need these facilities for our overall well being. Residents will continue to come to Scottsdale because these amenities are in place. We hear about the wonderful amenities Chandler has for their citizens. Will people continue to come to Scottsdale without amenities? The Morrison Report says no. Extensive traffic studies have been done and the concerns have been addressed. It is time to stand up and speak for the future economic growth of Scottsdale.

Mary Versosky, 15184 N. 100th St., said no one is closer to the site than her. She invites the Commission to come to the corner of Thompson Peak Parkway and McDowell Mountain Ranch Road at 8 am and see the traffic. She cannot exit her street. Come and see where the entrances and exits to the park are going to be as they are very unsafe. People are going to die. Come and see for yourself. Put the park somewhere safe where the whole City can access it and find it. They aren't going to find the park at this site.

Chairperson Heckman concluded public testimony.

Commissioner Oliver has lived in Scottsdale for 41 years. When they built the new pool at Eldorado in 1967 the residents and she were hog heaven. When the renovation is completed it will be more wonderful than ever. She asked how the police feel about the statement that there is a lot going on in that area. She has been handicapped all of her life and swimming brought her back 11 times from not walking to walking. It is a beautiful spot to have all these facilities in one area. If it goes to the alternate

site "L" she would support it also. No matter how old or young you are, water is the most wonderful thing in the world. She thanked the young person who spoke for coming before the Commission. This park site is marvelous. How it is done will come. She invited all to come to the Eldorado Pool opening on July 4th to see how beautiful it will be.

Commissioner Fortney said, in work study the police said there was no intelligence on gang activity in north Scottsdale. Deputy Chief Cocca said there is nothing specific to McDowell Mountain Ranch. A list of all reported crimes within a mile of the park site can be provided along with a list of every call for service. Chairperson Heckman said he was told Scottsdale enjoys one of the lowest crime rates in the state. Deputy Chief Cocca said that for a city its size, Scottsdale has the lowest violent crime rate per 1,000 population. Chairperson Heckman asked about smaller issues. Deputy Chief Cocca said he would have to research it, but he believes it is still low. Chairperson Heckman said, within McDowell Mountain Ranch, he understands it is the lowest. Deputy Chief Cocca said overall that would be true. Deputy Chief Cocca quoted the statistics for the Commission. Chairperson Heckman asked if there were any concerns about the safety of this location. Deputy Chief Cocca said safety is always a concern due to the human factor. History of parks shows there is just over 1 call per month at Cactus and just over 2 per month at Eldorado. Based on usage those statistics are extremely low. Commissioner Hersey asked, with the exception of bike violations, have the police noticed an increase in crimes reported at Eldorado since the Skatepark opened. Deputy Chief Cocca said there is an increase in calls for service. In relation to users verses reports it is not significant.

Chairperson Heckman asked about site "L", he understands it is being made available at no charge and does it compare in size to the McDowell Mountain Ranch site. Mr. Exham said that site was originally farther northeast on the DC ranch property and identified to accommodate the neighborhood park amenities. Staff approached DMB and asked if there wasn't another appropriate site farther from Ironwood Village. The proposed site is smaller than what is planned at McDowell Mountain Ranch but could be considered. Some of the planned park amenities would need to be eliminated. Chairperson Heckman noted that Sonoran Hills was a neighborhood park and never meant as a regional facility and the homes were painfully close to the park. We lost 2-lit fields at that site. In every improvement something goes away. Chairperson Heckman asked what the impact on the timeline would be. Mr. Exham said the public process would have to start over since that site was never identified as an aquatics center. The City hasn't spoken to any residents near the site as yet. Staff has reviewed the drainage issues and the site has potential. Chairperson Heckman said the land is free so would it be cost comparable to McDowell Mountain Ranch. Mr. Exham said the main benefit is that McDowell Mountain Ranch has been developed and the infrastructure is in place. With other properties the City would have to start from scratch and it probably would be a little more expensive.

Commissioner Anderson acknowledged the amount of work, time and concern that the City has exhibited to this project and to the citizens. Staff has come back with a better plan than was originally presented. There have been traffic improvements included in the changes. Everyone should know that it is an arduous process, and we feel that the citizens involved have made this come to the plan it is today which is a much improved plan.

Commissioner Owens wanted all to know that, although his appointment to the Commission was only 2 days ago, he has reviewed all the materials on the project and plans to be involved in the decision this evening. This was a sudden process for him and at no time did anyone affiliated with the City ask for or try to sway his opinion on the issue. This speaks a lot for the way the City has approached the issue. He noted he has 2 children that are active in youth activities including football, basketball, swimming, and little league. He or his wife has not felt a concern for the safety at Desert Canyon and does not feel that his children would be exposed to added danger from having a center like this in the area. As a parent of 2 young children his family has taken part in a number of events in the parks throughout the City and the one thing that makes Scottsdale unique is both the number of parks and the amenities. We do not have enough parks but the ones we have are crowded or inaccessible when they are most needed. He believes that we need more parks and need to have them be successful. He appreciates the comments made by the public this evening. He does believe the concerns have been addressed and the City has done a very good job to address them. He would like to see Staff continue to work with the community to

insure that the loop road is put in and that any other issues that arise are addressed. He is pleased to be involved and to support the issue.

Chairperson Heckman said the trend of growth has continued as the community succeeds. We have watched other facilities that have gone up and it is wonderful to see the development. We want to be sensitive to the community. Originally we didn't know there was so much concern but this has become an emotional and difficult issue. The biggest concerns at the meetings were traffic. Mr. Mones said it would be a 11% increase in traffic. Just to clarify, that was not the statement. The impact would be less than 10% on Thompson Peak Parkway. There is going to be a lot of development on Thompson Peak Parkway and it will connect through DC Ranch. That road is set to handle that kind of volume and the facility will have a minor impact. The issue of McDowell Mountain Ranch roadways and transit within it is a challenge but this is not a significant contributor to that problem. Mr. Neiss noted that in the 2000 Bond election there was support from this community at a 3-to-1 ratio with 69% voting for the package. That is significant. We have talked about site alternate site "L" but that puts us back to square one. Is that fair to the citizens of Scottsdale and future generations. We should have had this facility somewhere years ago. The economy will play the important part in determining the time frame in which this would be built. The young man who was instrumental in initiating the Skatepark idea was in graduate school when it was dedicated. He feels comfortable that safety threat is nil and the Traffic Department has worked hard to implement improvements to alleviate the issues. Chairperson Heckman is proud to be a part of this process. Staff has reduced the density to allow for more Natural Area Open Space, relocated amenities 1,100 feet from the nearest home, eliminated those amenities not ranked high priority, scaled the skatepark back to 18,000 sq.ft., scaled the fitness center down, and moved to the aquatics facility and mitigated the lights by relocation and buffering. This has been done through the input from the public. The Planning Commission will hear this issue on November 13, 2002 and the City Council on January 6, 2003. These meetings will provide more opportunities for public input. Alternate sites would result in long time delays to move the project forward. This was planned long ago, ratified in 1995, and discussed for the better part of a year. Chairperson Heckman asked if the loop road is a part of Option B and if not it should be stipulated as a part of the motion. Ms. Weiss said it can be stipulated in the motion.

Commissioner Fortney moved that approve Option B with a stipulation for the loop road. Commissioner Anderson seconded. Commissioner Anderson added in development of loop road that the community continue to be in on the decisions. Commissioner Fortney agreed to the stipulation. The motion carried unanimously.

OPEN CALL TO THE PUBLIC

Chairperson Heckman called for any items from the floor. There were none.

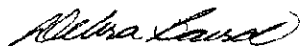
ADJOURNMENT

Commissioner Hersey moved the meeting be adjourned. Commissioner Owens seconded and the motion carried unanimously.

With no further business to be brought before the Commission, Chairperson Heckman adjourned the meeting at 7:40 p.m.

Respectfully submitted by Ruth Johnson, Recording Secretary.

Meets established criteria.



Debra Baird, Director
Parks, Recreation & Facilities